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Oxborough
Phillips

Changing Lifestyles

Buller House
Marhamchurch
Bude
Cornwall
EX23 0HB

Asking Price: £795,000 Freehold



Changing Lifestyles

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Buller House, Marhamchurch, Bude, Cornwall, EX23 0HB



- 4/5 BEDROOMS
- 3 ENSUITE
- NEWLY AND COMPREHENSIVELY REFURBISHED AND REMODELLED
- SPACIOUS AND VERSATILE ACCOMMODATION
- FRONT AND REAR ENCLOSED GARDENS
- AMPLE OFF ROAD PARKING
- SITUATED IN THE HEART OF THIS VERY SOUGHT AFTER VILLAGE
- SOLAR PANELS
- EPC: B
- COUNCIL TAX BAND: TBC



Changing Lifestyles

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Location

The property enjoys a prime position in the heart of this most attractive and sought after self-contained village offering a convenient range of local amenities including, places of worship and popular local inn, health club and a cafe etc. The popular coastal resort of Bude is some 2 miles offering a wider and comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of water sports and leisure activities together with many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. Upon reaching the A39 take the right hand turning towards Camelford and immediately left following the signs to Marhamchurch. On reaching the centre of Marhamchurch, turn left and proceed around the right hand corner, whereupon the property will be found on the right hand side.



Overview :

Situated in this highly sought after North Cornish Village within easy reach of the popular coastal resort of Bude is this exquisite 4/5 Bedroom (3 ensuite) residence. The property has recently undergone a complete remodel/renovation and now offers stunning and very spacious accommodation throughout. It has the feel of a period property complemented by high quality modern conveniences including under floor heating, solar panels for water and electric with battery storage. Front and rear enclosed gardens, ample off road parking.



Buller House, Marhamchurch, Bude, Cornwall, EX23 0HB

Entrance Porch - A spacious entrance hallway with plenty of room for coats and boots. A double storage cupboard.

Kitchen / Diner - 23'8" x 17' (7.21m x 5.18m)

A stunning high quality fitted kitchen comprises a range of charcoal base and wall mounted units with marble work surfaces over, incorporating an inset sink drainer unit with inset hot water tap over. Countertop ceramic hob with built in extractor unit. Twin built in ovens and microwave with warming draw. Integrated fridge/ freezer and dishwasher. Kitchen island with breakfast bar. Ample space for a large dining room table and chairs. Window and French glazed double doors to rear.

Living Room - 24'6" x 12'7" (7.47m x 3.8m)

A generous size, 'light and airy' living space has large sash windows to front elevation and a superb feature fireplace with ornate surround, housing a wood burning stove.

Utility Room - 9'5" x 8' (2.87m x 2.44m)

Base and wall mounted units with marble work surfaces over incorporating a composite sink drainer unit with mixer taps. Built in washing machine and tumble dryer. Twin storage cupboards, window to rear and door to side.

WC - 6' x 2'9" (1.83m x 0.84m)

Close coupled WC and wash hand basin.

Study/ Bedroom 5 - 10'8" x 8' (3.25m x 2.44m)

A ground floor room suitable as spacious study or a double bedroom.

Plant Room - 9'1" x 7' (2.77m x 2.13m)

Located under the stairs.

Bedroom 1 - 15' x 12' (4.57m x 3.66m)

A spacious master bedroom with window to rear elevation, extensive fitted wardrobes.

Ensuite - 6'8" x 6'7" (2.03m x 2m)

A well presented suite comprises a walk in shower with mains fed shower connected. A vanity unit houses a wash hand basin and a concealed cistern WC. Window to rear elevation.

Bedroom 2 - 12'10" x 9'9" (3.9m x 2.97m)

A spacious good sized double bedroom with window to rear elevation, fitted wardrobes. Door to-

Ensuite - 7'1" x 3' (2.16m x 0.91m)

A fitted suite comprises an enclosed shower cubicle with a mains fed shower. Concealed cistern WC and a vanity unit with a wash hand basin.

Bedroom 3 - 12'1" x 9'10" (3.68m x 3m)

A double bedroom with window to front elevation. Built in wardrobes. Door to -

Ensuite - 8' x 3' (2.44m x 0.91m)

Enclosed shower cubicle with mains fed shower, close coupled WC and wash hand basin. Window to side elevation.

Bedroom 4 - 13'2" x 12'3" (4.01m x 3.73m)

A generous size double bedroom with a window to front elevation enjoying a pleasant aspect over the Village.

Bathroom - 6'8" x 6'1" (2.03m x 1.85m)

A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower with a rain water head over. A vanity unit houses a concealed cistern WC and a wash hand basin.

Outside - The property has a brick paved parking area to the rear providing ample off road parking. The front gardens are principally laid to lawn with a pathway meandering to the front door, enclosed by an attractive brick wall with rout iron railings. The rear gardens are fully enclosed an arranged for ease of maintenance, with a paved area providing the ideal spot for alfresco dining, bordered by a dwarf Cornish stone wall and rendered walls with terrace planting over providing privacy.

Garden Room - A substantial building suiting a variety of uses with power and light connected and French glazed doors to front.

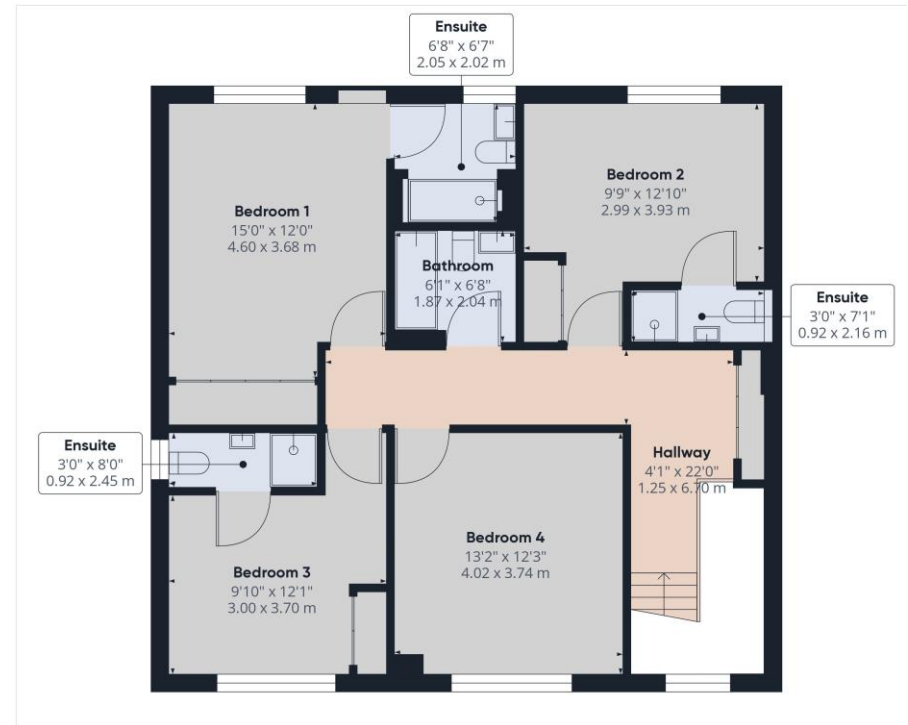
Services - Gas fired underfloor heating throughout. Mains electricity and water. Solar panels for water and electric with battery storage. EV charging point.







Floorplan



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	