



Bond
Oxborough
Phillips

Changing Lifestyles

Rockingham
East Road
Kilkhampton
EX23 9QS

Asking Price: £625,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Rockingham, East Road, Killhampton, EX23 9QS



- GENEROUS DETACHED FAMILY HOME
- 5 BEDROOMS (1 ENSUITE)
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- EXTENSIVE PLOT APPROX 0.42 ACRES
- WALKING DISTANCE TO ALL VILLAGE AMENITIES
- LARGE OFF ROAD PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE WITH USEFUL OUTBUILDINGS



An opportunity to acquire this spacious, 5 bedroom (1 ensuite) detached residence occupying a generous south facing plot of approx 0.42 acre enjoying a pleasant location in this delightful North Cornish village of Killhampton. The residence offers generous and versatile living accommodation throughout well complemented by an extensive off-road parking, attached double garage and landscaped gardens backing onto open countryside behind. Fitted Solar Panels. EPC Rating- B. Council Tax Band - E



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The property is situated in the sought after village of Killhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Entrance Porch - 9'4" x 3'2" (2.84m x 0.97m)

Lobby - 6'8" x 6' (2.03m x 1.83m)

Snug/Bedroom 5 - 12'11" x 11'5" (3.94m x 3.48m)

Versatile room with window to side elevation.

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

Corner shower enclosure with mains fed shower over, wash hand basin, low flush WC, heated towel rail and obscure double glazed window to the side elevation.

Inner Hall - 21'11" x 3'1" (6.68m x 0.94m)

Oak wooden staircase to the first floor landing. Built in under stairs storage. Obscure double glazed internal window.

Study - 11'6" x 8'4" (3.5m x 2.54m)

Double glazed internal window.

Living Room - 20'7" x 13'10" (6.27m x 4.22m)

A light and airy 'L' shaped reception room with feature fireplace housing log burner, double glazed French doors to the rear elevation enjoying views over the superb landscaped garden and across the surrounding countryside.

Garden Room - 16'6" x 15'6" (5.03m x 4.72m)

Bright and spacious reception room with double glazed windows overlooking the rear gardens, 6 fitted Velux skylights and double glazed French doors to the adjoining decked seating area.

Kitchen/Dining Room - 22'4" x 14'11" (6.8m x 4.55m)

A superb dual aspect room with fitted kitchen comprising a range of base and wall mounted Oak fronted units with granite work surfaces over incorporating inset 1 1/2 composite sink drainer unit with mixer tap, large central island unit. Integrated Neff appliances include: 5 ring gas hob with extractor over, double electric oven and microwave. Space and plumbing for American style fridge freezer and dishwasher. Fitted blue Rayburn.

Utility Room - 11'9" x 8' (3.58m x 2.44m)

Fitted oak fronted wall and base units with fitted work surface over, inset one half bowl composite sink drainer unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, Grant oil fired boiler. Windows to rear elevation. Door to Garage. Door to:

WC - 6'1" x 3'7" (1.85m x 1.1m)

Wall mounted wash hand basin, low flush WC, heated towel rail.

First Floor Landing - Double glazed windows to front elevation enjoying views across to Killhampton Church. Built in storage cupboard and large airing cupboard housing hot water cylinder and solar panel controls.

Bedroom 1 - 18'4" x 10'10" (5.6m x 3.3m)

Generous sized dual aspect double bedroom with double glazed windows enjoying views towards Killhampton Church on the front elevation, Bodmin and Dartmoor moor visible on a clear day with a pleasant outlook over the landscaped gardens at the rear elevation.

Ensuite - 6'8" x 6'3" (2.03m x 1.9m)

Large enclosed shower with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail.

Bedroom 2 - 13'2" x 11'4" (4.01m x 3.45m)

Large double bedroom with built in wardrobe and double glazed windows to rear elevation overlooking the landscaped gardens and with views across to Bodmin and Dartmoor on a clear day. Wooden and glass shelf with wash hand basin.

Bedroom 3 - 11'6" x 9'11" (3.5m x 3.02m)

Large double bedroom with built in wardrobe and double glazed windows to rear elevation overlooking the landscaped gardens and with views across to Bodmin and Dartmoor on a clear day. Wooden and glass shelf with wash hand basin.

Bedroom 4 - 14'10" x 8'10" (4.52m x 2.7m)

Dual aspect double bedroom with built in wardrobe and double glazed windows to side and rear elevation.

Bathroom - 8'10" x 8'3" (2.7m x 2.51m)

Enclosed 'P' shaped panel bath with mains fed shower over, pedestal wash hand basin, low flush WC, heated towel rail and obscure double glazed window to rear elevation.

Outside - Approached via an entrance driveway leading to the double garage and extensive gravel off road parking to the front of the residence with an established Laurel hedge providing a high degree of privacy. To the side of the property are two useful large workshops and an additional parking area. Pedestrian side gate leads to the generous landscaped gardens with the site in its entirety measuring approx 0.42 acres. The southerly facing rear gardens are principally laid to lawn backing onto the surrounding countryside with raised vegetable beds, useful garden shed, greenhouse and pleasant decked seating areas providing an ideal spot for al fresco dining.

Double Garage - 21'7" x 18'7" (6.58m x 5.66m)

Electric roller vehicle entrance door with power and light connected. Wall base mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap. Double glazed windows to rear and side elevation with Double glazed door to rear. Door to Utility Room.

Council Tax - Band E

EPC - Rating B

Services - Mains electric, water and drainage. LPG gas for hob, oil fired central heating and solar panels providing additional income.

Mobile Coverage

- EE ●
- Vodafone ●
- Three ●
- O2 ●

Broadband

- Basic 19 Mbps
- Superfast 75 Mbps

Satellite / Fibre TV Availability

- BT ✓
- Sky ✓
- Virgin ✗



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed out of town towards Stratton. Upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village taking the right hand turn signposted Holsworthy whereupon Rockingham will be found on the left hand side.

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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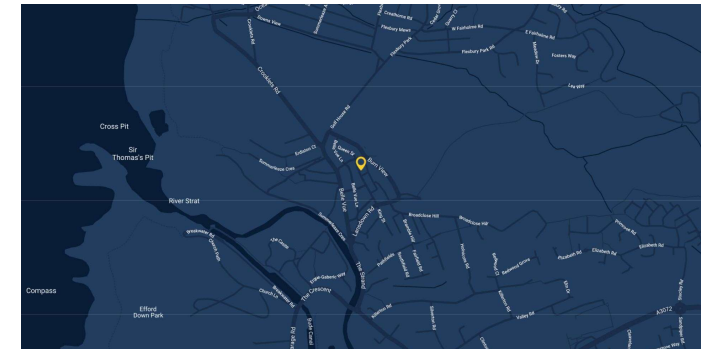
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