



Bond
Oxborough
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Changing Lifestyles

Eastcott Farm
Eastcott
Bude
Cornwall
EX23 9PL

Asking Price: £875,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Eastcott Farm, Eastcott, Bude, Cornwall, EX23 9PL



- 4 BEDROOM DETACHED FARMHOUSE
- 1 ENSUITE
- SUPERBLY PRESENTED THROUGHOUT
- VERSATILE EQUESTRIAN/SMALLHOLDING WITH 4 ACRES
- STABLES
- SEMI RURAL LOCATION
- RANGE OF OUTBUILDINGS
- EPC: E
- COUNCIL TAX BAND: E



An exciting opportunity to acquire this stunning 4 bedroom (1 ensuite) detached period farmhouse with approximately four acres and extensive mature landscaped gardens. The residence is superbly presented throughout with many original character features, situated in this peaceful semi-rural location, close to the coast and within an Area of Outstanding Natural Beauty. A useful range of outbuildings have potential for development subject to gaining the necessary consents.



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Eastcott is a quiet unspoilt hamlet comprising a number of individual properties in a peaceful rural setting yet readily accessible within approximately 1/3rd mile of the A39 giving easy access to Bude on the North Cornish coast with its safe sandy surfing beaches some 8 miles. The nearby village of Kilkhampton is just over 3 miles and caters well for its inhabitants with a traditional range of village amenities including local shops, post office, St Marks Primary School which has been rated by Ofsted as outstanding, popular pubs etc. The market town of Holsworthy is some 13 miles distant and Okehampton and Dartmoor some 33 miles distant. Eastcott is situated very close to the Devon/Cornwall border and some of North Devon and North Cornwall's most attractive coastline and countryside are readily at hand including the nearby South West coastal path and breathtaking scenery with such local beauty spots as Sandymouth, Marsland Mouth, Welcombe Mouth, Speakes Mill, Hartland Quay etc. The upper and lower Tamar Lakes are some 4 miles distant offering additional recreational and fishing facilities. The North Devon port and market town of Bideford is some 18 miles and the regional North Devon centre of Barnstaple is some 28 miles.



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Property Description

Entrance Porch

Entrance Hall

Living Room - 17' x 15'4" (5.18m x 4.67m)

A superb characterful room with exposed ceiling beams, a stone inglenook fireplace houses a woodburning stove with a slate hearth and timber mantle. twin windows to front elevation.

Dining Room - 14'11" x 13'11" (4.55m x 4.24m)

A fantastic room with many original period features including exposed ceiling beams and a stone feature fireplace housing an open fire. Window to front elevation. Under stairs cupboard. Ample space for a dining room table and chairs.

Breakfast Room - 18' x 11'6" (5.49m x 3.5m)

A spacious room with a brick feature fireplace housing a Oil fired AGA. Space for a breakfast table and chairs. Window to rear elevation. Double doors into-

Orangery - A fully glazed room with electric underfloor heating overlooking the gardens with atrium skylight and bi fold doors to rear elevation.

Kitchen - 14'2" x 11'3" (4.32m x 3.43m)

A well presented farmhouse kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 white porcelain sink drainer unit. Recess for range style cooker. Plumbing and recess for washing machine and tumble dryer. Useful built in corner pantry with lighting. Window to rear elevation. Original Flag Stone flooring.

Utility Room - 11' x 7'6" (3.35m x 2.29m)

Base and wall mounted units with work surfaces over. Tumble dryer. Floor mounted oil fired central heating boiler supplying domestic hot water and heating systems. Space for American Style fridge/ freezer. Doors to front and rear elevations.

Study - 10'4" x 10'4" (3.15m x 3.15m)

Located down a step from the living room, with a window to rear elevation. Also suiting as a downstairs bedroom. Door to-

WC - 10'4" x 2'8" (3.15m x 0.81m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 15'8" x 12'10" (4.78m x 3.9m)

A spacious master bedroom with window to front elevation.

Ensuite - 8'4" x 7'2" (2.54m x 2.18m)

An enclosed shower cubicle with a mains fed shower, close coupled WC and wash hand basin. Window to rear elevation.

Dressing Room/ Store

Bedroom 2 - 15'9" x 14'2" (4.8m x 4.32m)

A dual aspect double bedroom with built in wardrobes and windows to front and side elevations.

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Bedroom 3 - 17'3" x 11'4" (5.26m x 3.45m)

A generous double bedroom with built in wardrobe and twin windows to rear elevation. Chimney breast with recessed cupboards either side.

Bathroom - 11'6" x 8'8" (3.5m x 2.64m)

A well presented fitted suite comprises and enclosed panelled bath, close coupled WC and wash hand basin. Window to front elevation.

Bedroom 4 - 14'5" x 11'4" (4.4m x 3.45m)

Window to rear elevation, airing cupboard, fitted wardrobe.

Barn 1 - 28'7" x 17'3" (8.7m x 5.26m)

A substantial barn attached to the residence with a connecting door. Twin timber vehicle entrance doors. Pedestrian doors to rear and front. Development potential subject to gaining the necessary consents.

Barn 2 - A former shippon of stone construction. Planning permission was previously granted for conversion to a 1 bedroom unit. The planning has since lapsed. Currently separated into two sections with a tack room and store.

Stable Block - A purpose built stable with two loose boxes of 15' x 15', open fronted covered store. Mains water and electric connected.

The Gardens - To the front of the property is an attractive front garden enclosed by traditional stone walling with a pedestrian gate with a flag stone path and well-stocked flower beds and there is a further path to one side that leads up to the boot room and side access that leads into

Property Description

The Gardens Cont'd

the top paddock. There is also a useful stone store to one side of the house which measures approximately 12'6 x 12'6 (3.81m x 3.81m) with a close coupled WC and wash hand basin. To the rear are fantastic mature landscaped gardens enjoying complete privacy and a sunny southerly aspect with a large decking area ideal for entertaining guests. The gardens are beautifully presented with well stocked beds, borders and a variety of mature shrubs and trees, with slate paths and various seating areas. A paved area next to an ornamental garden pond provides an ideal spot for alfresco dining, a feature stone archway leads through to a further garden opening out and overlooking the lower section of the land and sand school.

The Land - The residence benefits from being surrounded by its own land which is currently arranged for equestrian usage. The land and gardens total approximately 4 acres with the upper field being stock proof fenced, with natural hedgerows bordering. A timber 5 gate gives road access. An opening connects to the lower land with a purpose built 20' x 40' sand school with a fibre lock surface. The land enjoys impressive rural views across the valley with sea glimpses. An enclosed yard with a concrete hardstanding and access into the stable block with planning permission granted erection of a large shed, as a tractor store/ horse lorry store. A 5 bar gate gives access from the road. Eastcott Farm provides the perfect equine set up, whilst equally suiting as a small holding or a comfortable family home.



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Services - Mains water, private drainage via a cesspit, mains electricity, oil-fired central heating and LPG gas for hob cooker.

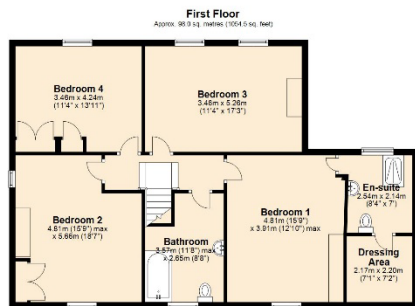
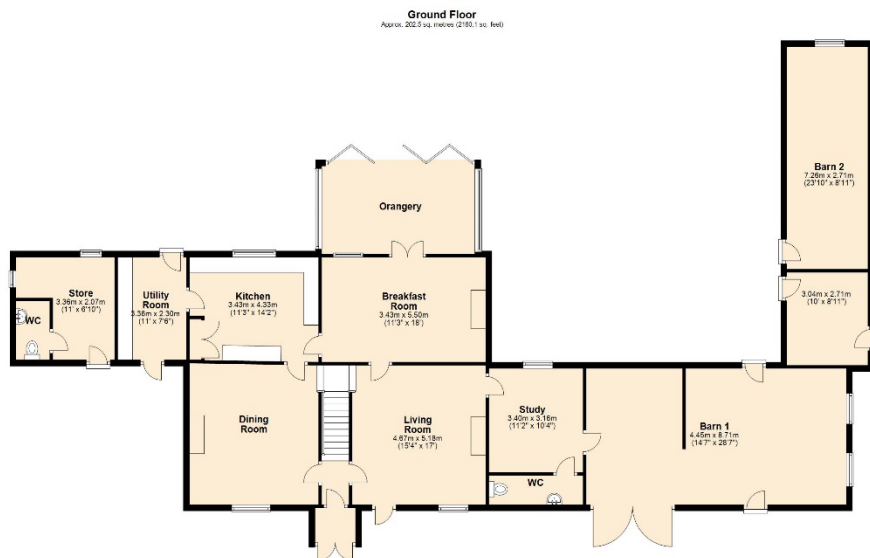
Agents Note - The agents have been informed that a small patch of Japanese Knotweed was identified within the property boundary approximately 4 years ago which has been professionally treated twice yearly since. The treatment is due for one more year with a 10 year Knotweed express insurance backed guarantee issued via GPI.



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Total area: approx. 300.5 sq. metres (3234.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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 the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton continue through the village towards Bideford for some 3 miles. Take the left hand turning signposted Eastcott and continue for approximately 1/4 mile, taking the right hand turning. Eastcott Farm will be found within a short distance on the left hand side.

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

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