

Hillcrest  
Crackington Haven  
Bude  
Cornwall  
EX23 0JS

**Asking Price: £535,000 Freehold**



Changing Lifestyles

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# Hillcrest, Crackington Haven, Bude, Cornwall, EX23 0JS



- 4 BEDROOMS
- DETACHED BUNGALOW
- RECENTLY RENOVATED AND EXTENDED
- SUPERBLY PRESENTED THROUGHOUT
- FITTED SOLAR PANELS
- SHORT DISTANCE TO CRACKINGTON HAVEN BEACH
- EXTENSIVE GRAVEL DRIVEWAY WITH AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- EPC: D
- COUNCIL TAX BAND: C



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**An opportunity to acquire this exciting refurbished and newly extended, 4 bedroom detached bungalow occupying a generous plot of approximately 0.15 acres situated with easy access to Crackington Haven Beach and the A39. The residence is superbly presented throughout with fitted solar panels and would be ideal as a fantastic main residence or second home. Large gravel entrance driveway providing ample off road parking leading to garage and adjoining front garden. Generous enclosed rear garden laid principally to lawn.**

**The sociable village of Crackington Haven with its own community run local shop lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Boscastle, Trebarwith Strand and Widemouth Bay. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.**

**Entrance Hall** - Built in storage cupboard. Feature panelled wall with door to large laundry cupboard. Underfloor electric heating. Open plan room into:

**Kitchen/Dining Room** - 19'2" x 10'3" (5.84m x 3.12m)  
A newly fitted kitchen comprising a range of fitted units with work surfaces over incorporating stainless steel sink drainer unit with modern mixer tap, built in Neff appliances include 4 ring induction hob, extractor hood and high level oven. Integrated dishwasher and fridge freezer. Breakfast bar area. Ample space for dining table and chairs with fitted double fronted log burner and slate hearth. Double glazed window to side elevation and double glazed sliding door to rear elevation. Electric underfloor heating.

**Living Room** - 17'2" x 13'9" (5.23m x 4.2m)  
A light and airy reception room with fitted double fronted log burner, slate hearth and double glazed sliding doors to the enclosed rear garden. Electric underfloor heating.

**Laundry/ Cloak Room** - 7'11" x 3'7" (2.41m x 1.1m)  
Space and plumbing for washing machine and tumble dryer.

## Hall

**Bedroom 1** - 11'4" x 10'11" (3.45m x 3.33m)  
Double bedroom with double glazed sliding door to side elevation.

**Ensuite Bathroom** - 7'11" x 5'10" (2.41m x 1.78m)  
Enclosed panel bath with mains fed shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail, window to side elevation. Built in airing cupboard housing hot water cylinder.

**Bedroom 2** - 10'11" x 10'2" (3.33m x 3.1m)  
Double bedroom with window to side elevation.

**Bedroom 3** - 9'11" (Max) x 8'10" (3.02m (Max) x 2.7m)  
Window to front elevation.

**Bedroom 4** - 8'10" x 8'2" (2.7m x 2.5m)  
Window to front elevation.

**Shower Room** - 5'8" x 5'3" (1.73m x 1.6m)  
Enclosed corner shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, low flush WC, opaque window to front elevation.

**Outside** - The residence is approached via a large gravelled entrance driveway providing extensive off road parking and access to the useful detached garage. Front garden is laid principally to lawn. Pedestrian gated access to both sides of the property leads to the large enclosed rear garden with a large patio area adjoining the property providing an ideal spot for al fresco dining.

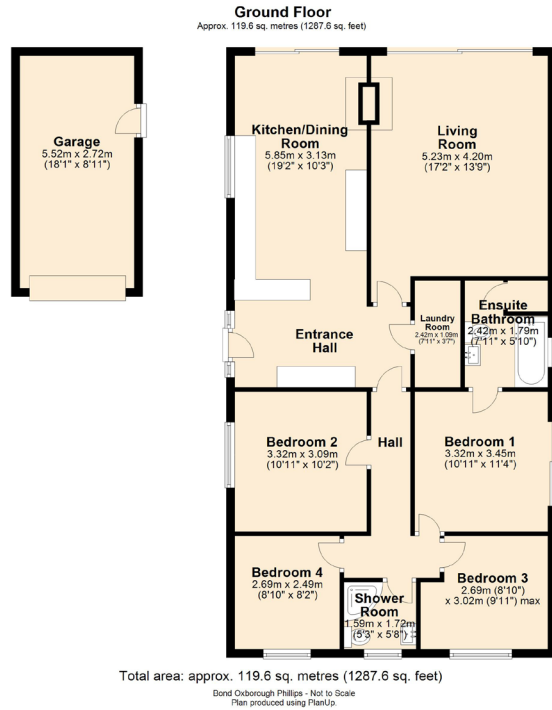
**Garage** - 18' x 8'11" (5.49m x 2.72m)  
Up and over vehicle entrance door. Power and light connected. Pedestrian side access door.

**Services** - Mains electric, water and drainage. Fitted 4.98 KWH solar panels.

**Council Tax** - Band C

**EPC** - D

Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

## Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 3 miles and upon entering Higher Crackington continue past the village stores and take the next right hand turning into Church Park Road and take the next left up a unmade road where Hillcrest will be found on your left hand side with a Bond Oxborough Phillips For Sale Board clearly displayed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	