

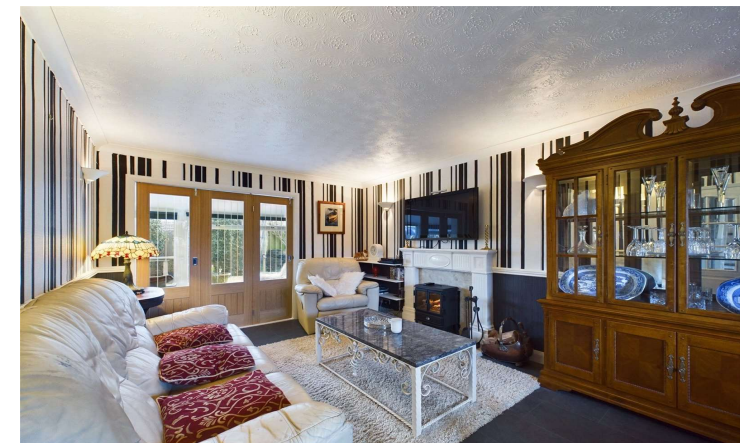


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Manor Close  
Crackington Haven  
Bude  
EX23 0PH

**Asking Price: £330,000 Freehold**



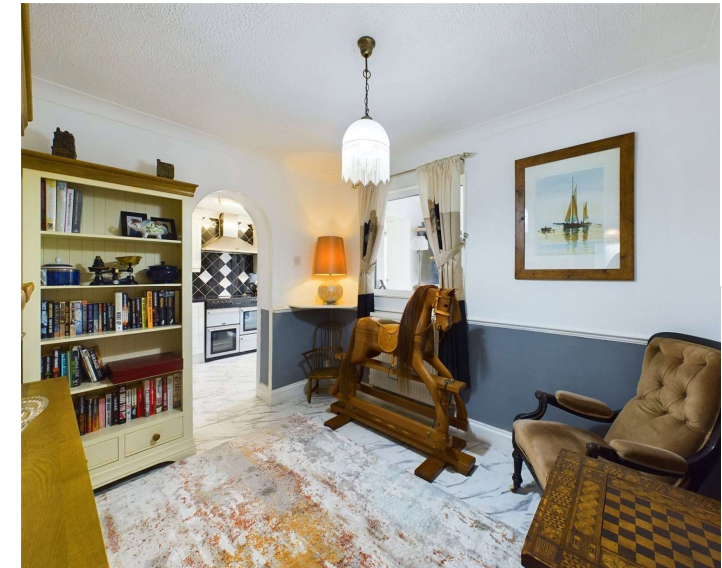
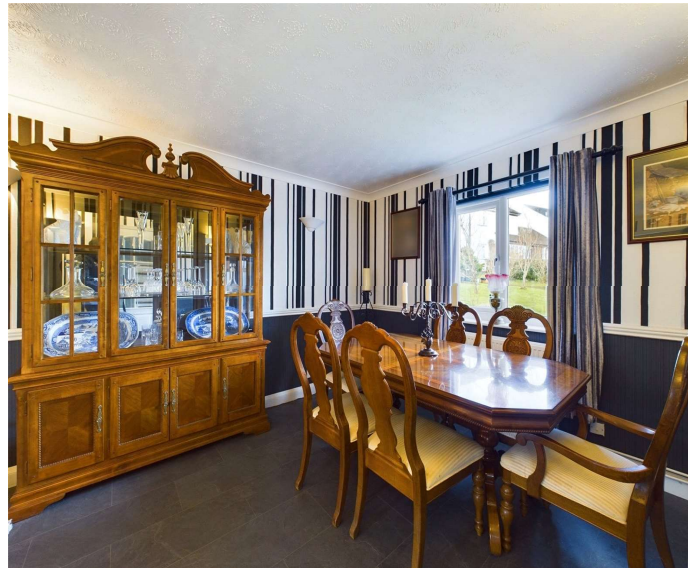
Changing Lifestyles

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# 5 Manor Close, Crackington Haven, Bude, EX23 0PH



- 3 BEDROOMS
- 3 RECEPTION ROOMS
- LINK DETACHED HOUSE
- VERSATILE AND SPACIOUS ACCOMMODATION
- FRONT AND ENCLOSED REAR GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE OF VILLAGE SHOP
- CLOSE TO POPULAR LOCAL BEACH
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: TBC
- COUNCIL TAX BAND: C



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## 5 Manor Close, Crackington Haven, Bude, EX23 0PH

Available with no onward chain. Enjoying a pleasant cul de sac position in this sought after North Cornish coastal village, within a short distance to the coastline and local beauty spots is this deceptively spacious 3 reception, 3 bedroom link detached house offering versatile and comfortable living space throughout. Large front and enclosed rear gardens, entrance driveway providing ample off road parking and garage. Virtual tour available upon request. EPC TBC. Council Tax Band C.

The village of Crackington Haven 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 Porch** - 10'6" x 2'11" (3.2m x 0.9m)

**Hallway** - Large under stair storage cupboard. Staircase leading to first floor landing.

**Living Room** - 20'10" x 10'9" (6.35m x 3.28m)  
Large reception room with window to front elevation and bi fold doors to Sun Room.

**Dining Room** - 10'6" x 9' (3.2m x 2.74m)  
Ample space for dining table and chairs with internal window to rear elevation.

**Kitchen** - 13'4" x 7'9" (4.06m x 2.36m)  
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with modern mixer tap, recess for range style cooker, space for tall fridge freezer, space and plumbing for dishwasher. Window to rear elevation. Door to Garage.

**Sun Room** - 19'7" x 6'2" (5.97m x 1.88m)  
A light and airy reception room with double glazed windows and French doors to the enclosed rear garden.

### First Floor Landing

**Bedroom 1** - 10'11" x 10'10" (3.33m x 3.3m)  
Double bedroom with window to front elevation.

**Bedroom 2** - 10'11" x 9'9" (3.33m x 2.97m)  
Double bedroom with window to rear elevation.

**Bedroom 3** - 9' x 8'9" (2.74m x 2.67m)  
Double bedroom with built in wardrobes and window to rear elevation.

**Shower Room** - 6'9" x 4'10" (2.06m x 1.47m)  
Enclosed double shower cubicle with mains fed drench shower over, pedestal wash hand basin, low flush WC, heated towel rail and double glazed opaque window to front elevation.

**Outside** - Front entrance driveway providing parking area and leading to garage with front gardens laid to lawn. Pedestrian side gate leads to the generous enclosed low maintenance gardens with gravel, lawn and a raised decking area adjoining the rear of the residence. Useful raised vegetable beds with space for a large shed/greenhouses. Close boarded fencing providing a high degree of privacy.

**Garage** - 16'9" x 8'5" (5.1m x 2.57m)  
Up and over vehicle entrance door, power and light connected. Space and plumbing provided for washing machine. Floor mounted oil fired boiler.

**Services** - Mains electricity, water and drainage. Oil fired central heating.

**EPC** - Rating TBC.

**Council Tax** - Band C.

## Changing Lifestyles



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## 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 Shell 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 2½ miles into Higher Crackington, continue past the stores on the left hand side and after approximately 400 yards take the right hand turning into Haven Road, take the next right hand turning into Lundy Drive. Continue around the corner whereupon Manor Close will be found on the right hand side, with number 5 on your left hand side after a short distance.

EPC TBC