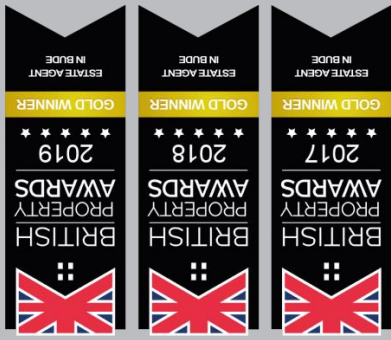
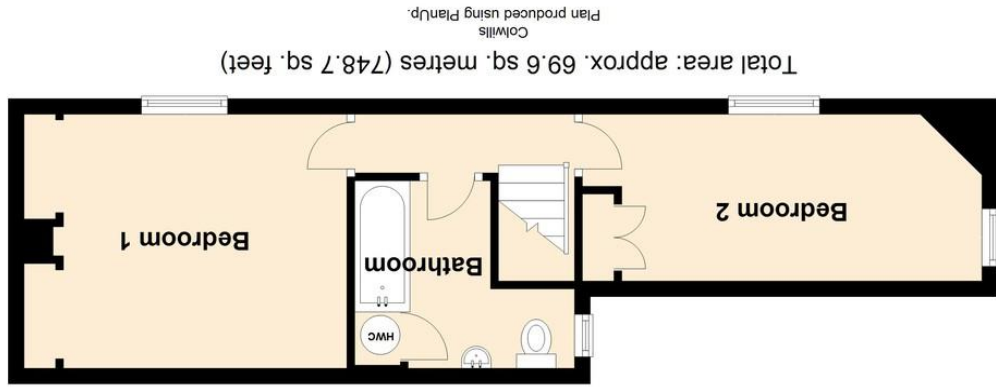


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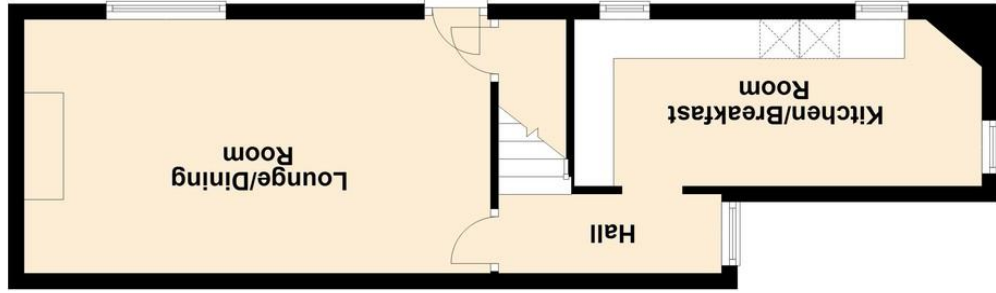


Energy Efficiency Rating	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs
A	92-100	81-91	69-80	55-60	45-54	35-44	25-34	15-24	1-10
B	81-91	69-80	55-60	45-54	35-44	25-34	15-24	1-10	
C	69-80	55-60	45-54	35-44	25-34	15-24	1-10		
D	55-60	45-54	35-44	25-34	15-24	1-10			
E	45-54	35-44	25-34	15-24	1-10				
F	35-44	25-34	15-24	1-10					
G	25-34	15-24	1-10						

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



First Floor  
 Approx. 33.7 sq. metres (363.1 sq. feet)



Ground Floor  
 Approx. 35.8 sq. metres (385.5 sq. feet)

*The Property Professionals...*



## Trelowen, The Square

Kilkhampton, Bude, Cornwall, EX23 9QQ

Price £279,950

- Charming detached Cornish character cottage
- Tucked away in a private yet convenient location
- Lounge/dining room with wood burner, kitchen/breakfast room
- Two double part vaulted ceiling bedrooms, bathroom
- Beautiful landscaped gardens and off road parking



*The property professionals*

# Trelowen, The Square

Kilkhampton, Bude, Cornwall, EX23 9QQ

Price £279,950

Trelowen is a charming detached Cornish character cottage, tucked away in a private yet convenient location, in the popular village of Kilkhampton and being a level walk of all the village amenities. These include a vibrant village pub, Spa and Co-op shops, a butchers, a pizzeria and nearby Chinese take-away, a primary school, playing fields, a medieval church and several other retail outlets

The property features a newly installed air-source heat pump central heating and hot water system, as recommended by the UK Government. It has been sensitively improved and updated and offers a lounge/dining room with painted wooden beams to the ceiling and a wood burner. The hall has original slate flooring, and the kitchen/ breakfast room has a decorative antique cast iron Princess range. Two first floor double bedrooms with part vaulted ceilings and a generous sized bathroom.

Outside there is off road parking for two vehicles and a beautiful easy maintenance landscaped garden.

## LOUNGE/DINING ROOM

**17' 6" x 10' 10" (5.33m x 3.3m)** Entering via a UPVC double glazed door, UPVC double glazed window to the front elevation overlooking the courtyard. A spacious and cosy room with painted beams to the ceiling, painted stone fireplace with slate mantle and slate hearth with wood burner, two radiators, tiled flooring and useful storage cupboard. Door to:-

## INNER HALL

UPVC double glazed window to the side elevation, staircase ascending to the first floor, original slate tiled flooring and radiator. Leading to:-

## KITCHEN/BREAKFAST ROOM

**17' 00" x 7' 00" (5.18m x 2.13m)** Twin UPVC double glazed windows to the front elevation and UPVC double glazed window to the side. The kitchen is fitted with a range of wall and base units with fitted square edged worksurface with matching upstand and an inset composite sink and drainer. Feature corner brick fireplace with decorative antique cast iron Princess Range and a Stoves range cooker with induction hob, four ovens and extractor hood, integrated appliances comprise undercounter fridge and freezer, slimline dishwasher and washing machine. There is space for a tumble dryer, tiled flooring, and radiator.

## FIRST FLOOR

A split landing with feature beams, extra wide wooden floor boards and radiator. Doors serve the following rooms:-

## BEDROOM ONE

**11' 11" x 10' 11" (3.63m x 3.33m)** A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the courtyard. Feature beams, two recessed shelving units and hanging rails and radiator. Access hatch to the fully insulated loft space.

## BEDROOM TWO

**14' 8" x 8' 2" (4.47m x 2.49m)** A dual aspect double/twin bedroom with UPVC double glazed windows to the front and side elevations. Feature corner fireplace, exposed wooden floorboards, radiator and built in double wardrobe.

## BATHROOM

Feature beams and a UPVC double glazed window to the side elevation. A panelled full-size bath with newly fitted mains fed soak head shower with separate hand attachment, pedestal wash hand basin, push button low flush WC, dual fuel heated towel rail, radiator and tiled flooring. Door to cupboard which houses the pressurised hot water cylinder.

## OUTSIDE

The property is approached over a short private lane used by only one other property. To the front of the property there are attractive gravel flower beds with established planting, gravelled off road parking located to the right of the cottage. There is a



further gravel parking space located in front of the beautiful garden which is mainly hard landscaped and laid to gravel for ease of maintenance with a raised stone walled flower bed with a variety of attractive trees and shrubs. There is an open fronted wooden cabin with power connected, electric heater and separate storage shed.

## AGENTS NOTE

The neighbouring property of Ambeck owns the entrance lane with Trelowen having right of access.

## COUNCIL TAX

Band C

## SERVICES

Mains electricity, water and drainage. Air source heat pump heating.

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From Bude head north on the A39 for approximately 5 miles. Proceed through the village of Kilkhampton until reaching the square, the lane to Trelowen will be located on the right hand side just before the bus shelter. The property will be located on the left down this lane.

