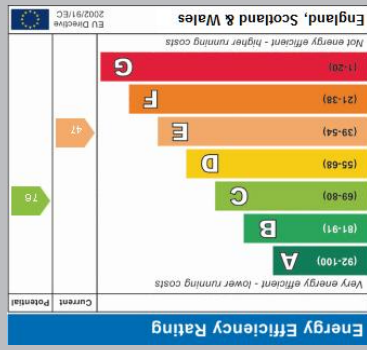


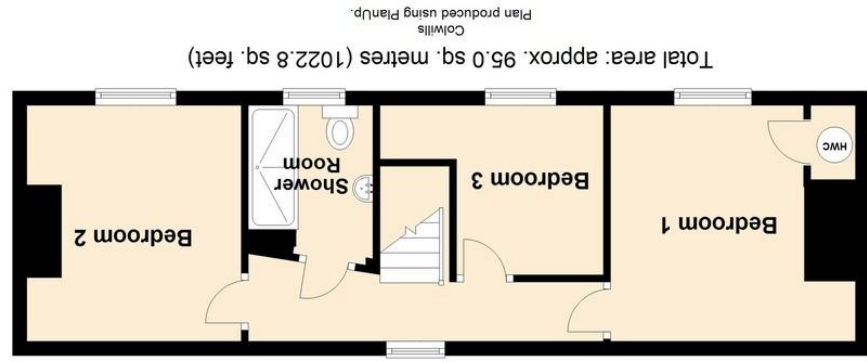
01288 355 828
 E: bude@colwills.co.uk
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 32 Queen Street
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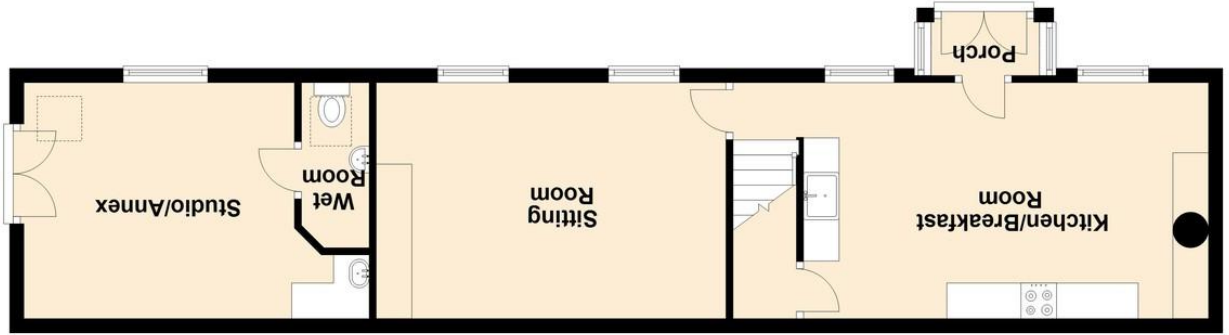
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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COLWILLS



First Floor
 Approx. 38.6 sq. metres (415.3 sq. feet)



Ground Floor
 Approx. 56.4 sq. metres (607.5 sq. feet)

The Property Professionals...

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Thyme Cottage,

Kilkhampton, Bude, Cornwall, EX23 9RF

Price £399,950

- Charming character cottage offering tremendous versatility
- Popular village location with wide range of shops
- Sitting room with multi fuel stove, kitchen/breakfast room with multi fuel stove
- Four bedrooms, recently refitted shower room and self contained studio/annex
- A private, attractive and well maintained landscaped garden, large garage and private parking



The property professionals

Thyme Cottage,

Kilkhampton, Bude, Cornwall, EX23 9RF

Price £399,950

Thyme Cottage is a charming character property which also offers a self-contained and well-appointed annex providing opportunities for home working, guest accommodation or Airbnb.

The cottage is situated on the edge of the popular village of Kilkhampton, 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 well presented accommodation briefly comprises; entrance porch, sitting room with a multi fuel stove, kitchen breakfast room with a stone fireplace with inset multi fuel stove and newly fitted 'Country Living' kitchen with Minerva worksurfaces, three first floor bedrooms and a recently refitted shower room. Adjoining the property is the studio/annex with its own independent access with kitchenette, living/sleeping area and a wet room.

PORCH

Entering via twin UPVC double glazed doors to the entrance porch with UPVC double glazed windows to either side and tiled flooring. Door to:-

KITCHEN/BREAKFAST ROOM

16' 1" x 10' 10" (4.9m x 3.3m) Twin UPVC double glazed windows to the front elevation, one with a window seat overlooking the courtyard. Part wood ceiling, attractive stone fireplace with oak lintel, clome oven, Yeoman multi fuel burner, Fischer wall mounted electric radiator, cupboard housing the fuse board and door to a useful pantry/storage cupboard.

The kitchen has recently been refitted by the current homeowner with a 'Country Living Kitchen' and offers a range of base units with Minerva worksurface with matching upstands and incut drainer with an under mounted sink with mixer tap. Inset AEG induction hob with extractor hood, high level AEG electric oven, integrated Hotpoint slimline dishwasher and integrated Hotpoint washing machine.

INNER HALL

With stairs ascending to the first floor and door to:-

SITTING ROOM

14' 4" x 10' 9" (4.37m x 3.28m) Twin UPVC double glazed windows to the front elevation with window seats overlooking the courtyard, fireplace with an inset multi fuel stove and night storage heater. Part tiled flooring in front of the fireplace, light white oak effect flooring and

Dimplex electric night storage heater.

FIRST FLOOR

A split level landing with wooden double glazed window to the rear elevation and Fischer electric radiator. Doors serve the following rooms:-

BEDROOM ONE

11' 2" x 9' 4" (3.4m x 2.84m) A double bedroom with a UPVC double glazed window to the front elevation, loft hatch access, cupboard housing the hot water cylinder and immersion heater to radiator and further recess storage.

BEDROOM TWO

11' 6" x 10' 4 max' 8' 4 min" (3.51m x 3.25m) A double bedroom with a UPVC double glazed window to the front elevation overlooking the courtyard, storage recess and night storage heater.

BEDROOM THREE

7' 11" x 6' 8" (2.41m x 2.03m) UPVC double glazed window to the front elevation, storage recess and a wall mounted Creda electric heater.

SHOWER ROOM

7' 3" x 5' 8" (2.21m x 1.73m) UPVC obscure double glazed window to the front elevation, inset lighting and extractor. Large shower enclosure with Mira electric shower, Metro style tiling aqua boarding to the shower and Metro style ceramic half wall tiling. Pedestal wash hand basin, WC and an electric chrome heated towel rail.

STUDIO/ANNEX

11' 11" x 10' 7" (3.63m x 3.23m) Entering via twin UPVC double glazed doors to the studio with UPVC double glazed window to the front elevation and Velux window. Kitchenette with newly fitted base units



and square edge worksurface, inset circular sink with mixer tap, oak wood flooring and electric radiator. Offers tremendous versatility for those wanting either rental income, or maybe work from home space.

WET ROOM

7' 7" x 3' 1" (2.31m x 0.94m) Tiled flooring and aqua boarding to the walls, Mira electric shower, wall hung basin, WC, blow air heater, electric wall mounted heated towel rail and Velux window.

GARAGE

18' 10" x 10' 8" (5.74m x 3.25m) Up and over door with light and power connected, space and plumbing for washing machine, roof storage and workbench.

OUTSIDE

Private parking space for visitors and twin gates lead into the courtyard providing further parking in front of the garage. A path leads past the annex to the private and enclosed garden. This space is attractively landscaped with established stone raised flower beds/rockery. There is a sheltered picnic area beyond the rockery, a small wildlife pond and two garden sheds and wood store.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage.

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 passing the main square and shops. Pass Aldercombe Lane on the right and the property will be located on the right hand side before Morwenna Close.

