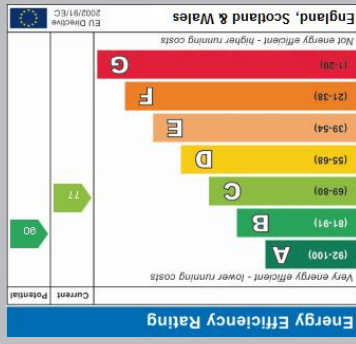
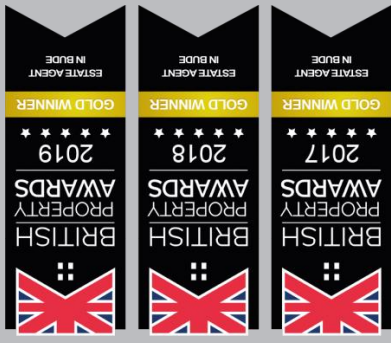
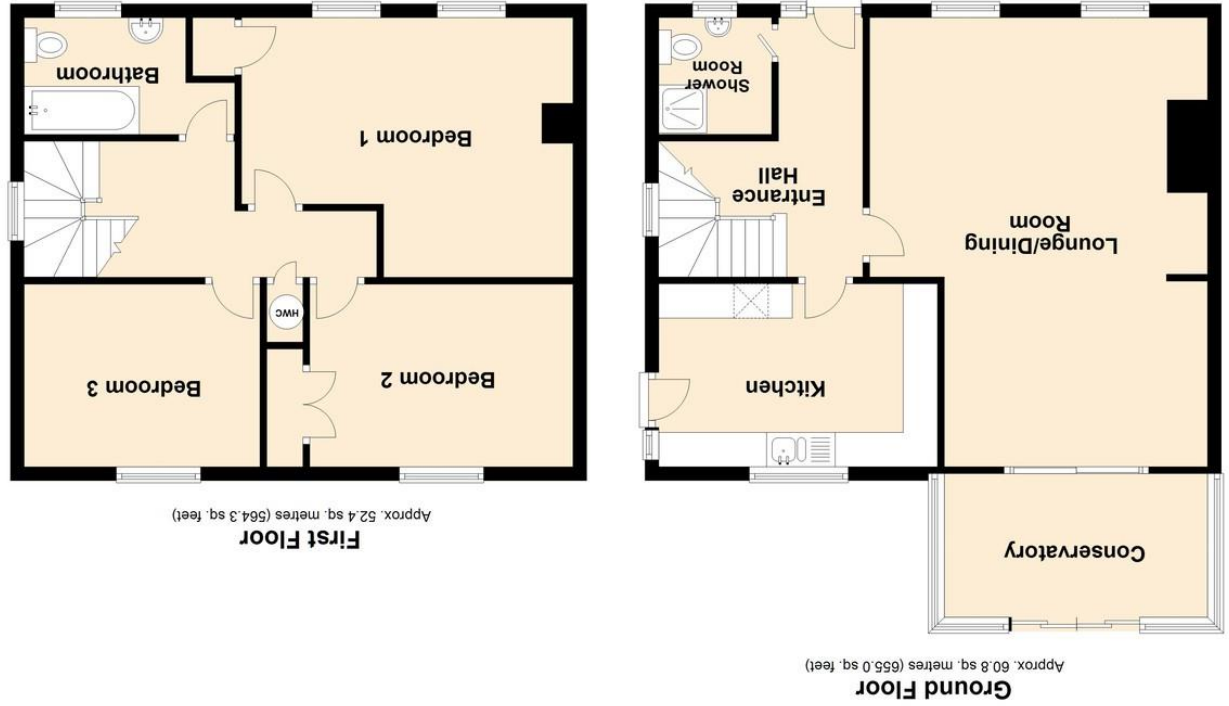


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



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.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## Grove Villa , Helebridge Road

Marhamchurch, Bude, Colwills, EX23 0HZ

Price £425,000

- Spacious detached family home, set back from the road
- Located within the sought after village of Marhamchurch
- Lounge dining room, lean to conservatory, kitchen
- Three double bedrooms, two bath/shower rooms
- Generous landscaped gardens, large single garage and off road parking



*The property professionals*

# Grove Villa, Helebridge Road

Marhamchurch, Bude, Colwills, EX23 0HZ

Price £425,000

Grove Villa is a spacious detached family home set back from the road, offering generous gardens and stunning rural views. The property is located within the sought after village of Marhamchurch, within walking distance of the village pub and The Weir café and bistro, which offers excellent daytime and evening food.

The property offers an entrance porch and hall, spacious lounge dining room with doors leading out to a lean-to conservatory, kitchen and ground floor shower room. On the first floor there are three double bedrooms and a bathroom.

Outside there is extensive off-road parking, large single garage and beautiful mature landscaped gardens.

## PORCH

**5' 10" x 3' 00" (1.78m x 0.91m)** Entering the property via a wooden framed glazed door with matching wooden framed glazed windows to the front and side elevations and tiled flooring. Wooden obscure glazed framed door with fixed side panel leading to:-

## ENTRANCE HALL

Staircase ascending to the first floor with a useful understairs storage cupboard and radiator. Doors serve the following rooms:-

## SHOWER ROOM

**5' 7" x 5' 6" (1.7m x 1.68m)** Shower enclosure with electric shower, wall hung wash hand basin, WC, tiled walls and a UPVC obscure double glazed window to the front elevation.

## LOUNGE DINING ROOM

**21' 6" x 13'11 max' 12'7 min" (6.55m x 4.27m)** Twin UPVC double glazed windows to the front elevation and sliding doors to the rear. Coved artex ceiling, stone fire place surround with inset gas fire with back boiler and tiled hearth, two alcoves with fitted units and two radiators.

## CONSERVATORY

**12' 2" x 7' 00" (3.71m x 2.13m)** Glazed windows and doors to three elevations, tiled flooring and radiator.

## KITCHEN

**13' 5" x 8' 10" (4.09m x 2.69m)** UPVC double glazed windows to the side and rear elevations overlooking the gardens and countryside. The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Space for freestanding electric cooker, space and plumbing for dishwasher and space and plumbing for washing machine. Wall mounted consumer unit, radiator and UPVC double glazed door to the side elevation.

## FIRST FLOOR

UPVC double glazed window to the stairwell, radiator, airing cupboard housing the factory lagged hot water cylinder and loft hatch access. Doors serve the following rooms:-

## BEDROOM ONE

**16' 1" x 12'3 max' 8'9 min" (4.9m x 3.86m)** A bright and spacious double bedroom with twin UPVC double glazed windows to the front elevation overlooking the gardens and rooftop views over the surrounding countryside. Radiator and built in cupboard.

## BEDROOM TWO

**12' 7" x 8' 10" (3.84m x 2.69m)** A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the well maintained gardens and surrounding countryside. Built in storage cupboard and radiator.

## BEDROOM THREE

**11' 1" x 8' 10" (3.38m x 2.69m)** A double bedroom with a UPVC double glazed window to the rear elevation overlooking the well maintained gardens and surrounding countryside. Radiator.



## BATHROOM

**7' 9" x 5' 6" (2.36m x 1.68m)** Panel enclosed bath, pedestal wash hand basin, WC, radiator and UPVC obscure double glazed window to the front elevation.

## GARAGE

**25' 5" x 12' 1" (7.75m x 3.68m)** Up and over door, pedestrian door to side elevation and glazed windows. Light and power connected.

## OUTSIDE

The property is approached via a pair of low metal gates which open onto an extensive driveway to the right of the house which leads to the detached single garage. There is a small area of lawn to the front with established and mature planting and path leading to the front door. The generous and pretty landscaped gardens to the rear are laid mainly to lawn with a wide variety of mature plants, shrubs and trees. There is a vegetable patch to one corner with a low box hedge, greenhouse, shed and private patio seating area.

## COUNCIL TAX

Band E

## SERVICES

All mains services are connected. The property benefits from solar panels fitted to the roof. The current owner advises that these were installed under a 25 year lease back scheme providing the property with free electricity.

## TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude head up through Kings Hill towards the A39 and upon reaching the A39 turn right. After 100 yards, turn left where signposted to Marhamchurch and follow the road up the hill and the property will be located on the left hand side opposite the turning to St Marwenne Close.

