





GWEL TEG, PINCH HILL

Marhamchurch, Bude, Cornwall, EX23 0ER

Price £795,000

- Architecturally designed contemporary detached bungalow with countryside views
- Located on the edge of the sought after village of Marhamchurch
- Living room with 13ft wide bifold doors, kitchen dining family room, utility room
- Four bedrooms, three with ensembles, dressing room to the principal bedroom
- Extensive off road parking, large single garage, mature landscaped gardens

Gwel Teg is a spacious contemporary and energy efficient detached bungalow, tucked away in a private and discrete location on the edge of 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 nearby nature trail, canal and the coastal town of Bude, with its sandy surfing beaches and breathtaking coastal walks.

The well presented accommodation comprises; entrance hall, living room with 13ft wide bifold doors, contemporary wood burner, kitchen dining family room with bi fold doors, kitchen with slate worksurfaces, utility room, study/bedroom four. There are three generous ensuite double bedrooms with walk in dressing room to the principal bedroom.

Outside the property is approached via a pair of wooden five bar gates which open onto an extensive driveway with Cornish drystone wall and a large single garage. To the rear the enclosed gardens offer stunning countryside views, extensive patio and gardens.





DIRECTIONS

From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village the property will be located a short distance along on the right-hand side.

ENTRANCE HALL

Entering via an obscure double glazed composite door with matching fixed side panels to entrance hall. A generous sized room with coved ceiling with inset lighting, loft hatch access, built in cupboard housing the underfloor heating manifolds and a large linen cupboard. Oak doors serve the following rooms:-

LIVING ROOM

19' 10" x 16' 3" (6.05m x 4.95m) A bright and spacious reception room with 13ft wide double glazed bifold doors to the rear elevation leading out to the extensive patio seating area, gardens and offering pleasant rural views. Coved ceiling with inset lighting, 'Lotus' contemporary wood burner which sits on a slate hearth with feature slate tiling behind, television/network point and underfloor heating.

KITCHEN DINING FAMILY ROOM

26' 3" x 16' 8" (8m x 5.08m) A bright and spacious dual aspect multizone room with UPVC double glazed window to the front elevation and aluminium double glazed bifold doors to the rear elevation leading out to the extensive patio seating area, gardens and offering pleasant rural views. Coved ceiling with inset lighting, high level socket/television/network point and tiled flooring with underfloor heating.

The kitchen is finished with a range of matching wall and base units with fitted slate worksurfaces with under mounted sink with incut drainer and matching upstand, large central island with seating for two. Space for American style fridge freezer, space for range style cooker with extractor hood and integrated dishwasher.

UTILITY ROOM

12' 6" x 7' 8" (3.81m x 2.34m) UPVC double glazed window and door to the rear elevation leading out to the patio and gardens. Coved ceiling with inset lighting and tiled flooring with underfloor heating.

Fitted with a range of matching wall and base units with slate worksurface, with matching upstand, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space for tumble dryer.

STUDY/BEDROOM FOUR

8' 9" x 6' 10" (2.67m x 2.08m) UPVC double glazed window to the rear elevation overlooking the gardens and countryside. Coved ceiling with inset lighting and underfloor heating.

CLOAKROOM

6' 10" x 3' 2" (2.08m x 0.97m) Coved ceiling with inset lighting and UPVC opaque double glazed window to the side elevation. Vanity unit with inset basin, push button low flush WC and tiled flooring with underfloor heating.

BEDROOM ONE

13' 2" x 12' 00" (4.01m x 3.66m) A bright and spacious principal bedroom with UPVC double glazed french doors to the rear elevation leading out to the extensive patio seating area, gardens and offering pleasant rural views. Coved ceiling with inset lighting, television/network point and underfloor heating. Door to:-

DRESSING ROOM

10' 00" x 5' 8" (3.05m x 1.73m) Coved ceiling with inset lighting, fitted shelving with hanging rails and underfloor heating.

ENSUITE

9' 5" x 6' 9" (2.87m x 2.06m) Coved ceiling with inset lighting and UPVC opaque double glazed window to the rear elevation. Double ended bath with central tap and separate hand

attachment, double shower enclosure with mains fed shower, vanity unit with inset basin, push button low flush WC, attractive part wall tiling, tiled flooring with underfloor heating and chrome electric heated towel rail.

BEDROOM TWO

14' 8" x 12' 2" (4.47m x 3.71m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation. Coved ceiling with inset lighting, television/network point and underfloor heating. Door to dressing cupboard with inset lighting, shelving and hanging rail.

ENSUITE

8' 9" x 3' 11" (2.67m x 1.19m) Coved ceiling with inset lighting and UPVC opaque double glazed window to the side elevation. Shower enclosure with mains fed shower, vanity unit with inset wash hand basin, push button low flush WC, tiled flooring with underfloor heating and chrome electric heated towel rail.

BEDROOM THREE

12' 7" x 10' 8" (3.84m x 3.25m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation. Coved ceiling with inset lighting, television/network point, underfloor heating and built in cupboard.

ENSUITE

8' 3" x 3' 3" (2.51m x 0.99m) Coved ceiling with inset lighting and UPVC opaque double glazed window to the front elevation. Shower enclosure with mains fed shower, vanity unit with inset wash hand basin, push button low flush WC, tiled flooring with underfloor heating and chrome electric heated towel rail.

GARAGE

21' 9" x 14' 6" (6.63m x 4.42m) Electrically operated up and over door with UPVC double glazed window to the side elevation, wall mounted consumer unit, pressurised hot water cylinder and wall mounted Worcester gas fired boiler.

OUTSIDE

The property is approached via a pair of wooden five bar gates which open onto an extensive driveway with attractive Cornish stone wall with planting. Small area of lawn with path and gates to either side which lead to the private enclosed garden. Extensive patio seating area, offering pleasant views over the surrounding countryside, large lawn and attractive Cornish drystone walling with mature planting.

COUNCIL TAX

Band E

SERVICES

Mains gas, electricity and water. Private drainage via sewage treatment plant.

TENURE

Freehold



Ground Floor

Approx. 210.0 sq. metres (2260.6 sq. feet)



Total area: approx. 210.0 sq. metres (2260.6 sq. feet)

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Plan produced using PlanUp.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	84	81
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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