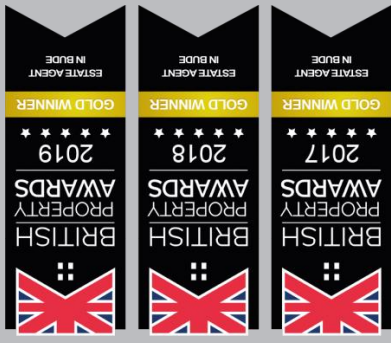


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 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



Energy Efficiency Rating	
Current	Potential
71	56

Energy Efficiency Rating scale (A-G):  
 A (92+) Very energy efficient - lower running costs  
 B (81-91) Energy efficient  
 C (69-80) Decent energy efficiency  
 D (55-68) Average energy efficiency  
 E (39-54) Poor energy efficiency  
 F (21-38) Very poor energy efficiency  
 G (1-20) Worst energy efficiency - higher running costs

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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs 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.



*The Property Professionals...*



## Roose Haven ,

Marshgate, Camelford, Cornwall , PL32 9YN

Price £500,000

- Detached bungalow with large wrap around garden
- Living room, kitchen/diner, two conservatories
- Three Bedrooms with ensuite to the principal Bedroom
- Off road parking, Garage and garden shed
- No Onward chain



*The property professionals*

# Roose Haven ,

Marshgate, Camelford, Cornwall , PL32 9YN

Price £500,000

A well presented detached three bed bungalow, with two conservatories and a large wrap around garden and is located in a quiet, semi-rural hamlet, backing onto open countryside, close to the rugged North Cornish coast which is situated within an 'Area of Outstanding Natural Beauty', only a short distance from the popular village of Boscastle and the South West coastal path. There are a number of sandy surfing beaches in the surrounding area.

The hamlet of Tresparrett has a pub, whilst the neighbouring village of Marshgate has a post office/ general stores, primary school and community hall, all within walking distance of the property.

This deceptive property offers; an entrance hall, spacious triple aspect lounge with doors opening out to the south facing conservatory, large kitchen/diner, utility room, garage and WC. There are three double bedrooms with an ensuite to the master.

Outside there is an extensive wrap around garden, with hardstanding patio area, lawn, raised beds

#### ENTRANCE HALL

Entering the property via a UPVC double glazed door, with window to the side. Doors serve the following rooms.

#### LIVING ROOM

**21' 07" x 11' 09" (6.58m x 3.58m)** A light and spacious triple aspect living room with UPVC double glazed windows to the front and rear elevation, overlooking the garden and sliding patio doors opening into the conservatory. Feature fire place with inset oil (coal effect) burner. Coved ceiling and radiator.

#### CONSERVATORY

**11' 04" x 10' 05" (3.45m x 3.18m)** A triple aspect UPVC double glazed conservatory with door leading to the gardens.

#### KITCHEN/DINER

**21' 06" x 15' 08 (reducing 13'04)" (6.55m x 4.78m)** The kitchen area is fitted with a range of matching wall and base units with contrasting work surface over, inset one and a half bowl sink with side drainer. Built in double oven, electric hob with extractor over, built in fridge and space and plumbing for dishwasher. Tiled splash back, inset spot lights and UPVC double glazed window to the front.

Dual aspect dining room with windows to the front and side elevations, TV point and radiator.

#### BEDROOM ONE

**13' 00" x 11' 10" (3.96m x 3.61m)** A generous double bedroom with UPVC double glazed window, coved ceiling, radiator and tv point.

#### ENSUITE

**7' 09" x 3' 10" (2.36m x 1.17m)** Shower enclosure with mains fed shower, pedestal wash hand basin and WC. half height tiles to walls, inset spotlight and extractor fan.

#### BEDROOM TWO

**11' 09" x 9' 09" (3.58m x 2.97m)** UPVC double glazed window to the rear elevation, built in wardrobe, coved ceiling and radiator

#### BEDROOM THREE

**11' 09" x 9' 02" (3.58m x 2.79m)** UPVC double glazed window to the rear elevation, coved ceiling and radiator.

#### FAMILY BATHROOM

**9' 04 (reducing to 5'06)" x 8' 02 (reducing to 5'06)" (2.84m x 2.49m)** Shower enclosure with mains fed shower, glass screen and fully tiled walls. Panel enclosed bath, pedestal wash hand basin and WC. UPVC double glazed window.

#### UTILITY ROOM

**9' 02" x 5' 06" (2.79m x 1.68m)** Fitted with white base units and worksurface over, double glazed window to the front elevation and sliding doors to pantry. Radiator.

#### UTILITY ROOM

**11' 08" x 5' 10" (3.56m x 1.78m)** The second utility is fitted with base units and work surface over, inset stainless steel sink with side drainer, space and plumbing for a washing machine and tumble dryer. Double glazed window to the front elevation and radiator.



#### CONSERVATORY

**10' 04" x 7' 06" (3.15m x 2.29m)** An East facing UPVC conservatory with door to the garden and driveway.

#### GARAGE

**18' 11" x 11' 08" (5.77m x 3.56m)** Electric up and over door, UPVC window to the front elevation and door leading to the drive way. Light and power connected.

#### WC

**4' 08" x 2' 09" (1.42m x 0.84m)** Pedestal WC and corner wash hand basin.

#### GARDENS

The extensive lawns wrap around the property with mature plants and hedge rows to the boarders, a well stocked pond with various seating areas. In the corner there is a good size potting shed with patio hard standing area which leads through to the drive way, with ample off road parking.

#### SERVICES

Mains water, private drainage via a septic tank and mains electricity

#### COUNCIL TAX

Band E

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From Bude, head south on the A39 towards Camelford/Wadebridge and continue along the A39, passing Wainhouse Corner and the Boscastle turning. You will then ascend a long dual overtaking section and as you reach the top of the hill take the first right signposted Marshgate. At the T-junction, turn right, the property will be found on the left hand side just before the junction.

