





ROCKINGHAM, EAST ROAD

Kilkhampton, Bude, Cornwall, EX23 9QS

Price £695,000

- Substantial and versatile detached family home, located within a level walk of the village amenities
- Living room, garden room, family/ground floor bedroom
- Large kitchen/dining room with a Rayburn, integrated Neff appliances and granite worksurfaces
- Four first floor double bedrooms, master en-suite and separate well appointed bathroom
- Property sits on a 1/3 acre south facing plot with double garage and extensive parking

A substantial, detached family home which sits on a south facing plot in the region of 1/3 acre and situated in the popular village of Kilkhampton, being a level walk of all the village amenities including a wide range of shops, food outlets and post office/general store.

The versatile and well presented accommodation offers an entrance porch and hall, L shaped living room with doors leading out to a decked seating area, garden room, family/ground floor bedroom, study, large kitchen/dining room with central island, blue oil-fired Rayburn and granite worksurfaces, utility, WC and ground floor shower. On the first floor there are four double bedrooms, en suite shower to the master and separate well appointed bathroom.

Outside, there is extensive off-road parking, attached double garage and gardens laid mainly to lawn with raised vegetable beds and open countryside behind.





DIRECTIONS

From Bude head north on the A39 towards Bideford. After 5 miles, upon entering the village of Kilkhampton, take the second turning right signposted towards Tamar Lakes into East Road and the property will be the second property on the right hand side.

PORCH

9' 2" x 3' 11" (2.79m x 1.19m) Entering via a UPVC double glazed door with windows to three elevations and UPVC obscure double glazed door to:-

LOBBY

5' 11" x 5' 11" (1.8m x 1.8m) UPVC obscure double glazed internal window and radiator. Doors serve the following rooms:-

SHOWER ROOM

6' 7" x 5' 11" (2.01m x 1.8m) UPVC obscure double glazed window to the side elevation, fully tiled walls and tiled flooring. Corner shower enclosure with a mains fed shower over, contemporary shelf with countertop wash hand basin, push button low flush WC and a wall mounted chrome heated towel rail.

FAMILY ROOM/GROUND FLOOR BEDROOM

13' 00" x 11' 5" (3.96m x 3.48m) A spacious room with a UPVC double glazed window to the side elevation and radiator.

HALL

Attractive oak wooden staircase ascending to the first floor with door to under stairs storage cupboard, UPVC obscure double glazed internal window, further UPVC double glazed window and radiator. Doors serve the following rooms:-

LIVING ROOM

22' 3" x 20' 6" (6.78m x 6.25m) A bright and spacious L shaped room with UPVC double glazed french doors to the rear elevation overlooking the gardens and countryside, fireplace

with inset wood burner, attractive granite and oak surround, two radiators and television point.

GARDEN ROOM

16' 11" x 16' 9" (5.16m x 5.11m) UPVC double glazed windows to two elevations, UPVC double glazed french doors leading out to the large decked seating area enjoying views over the garden and countryside, six Velux windows and three radiators.

STUDY

11' 8" x 8' 3" (3.56m x 2.51m) UPVC double glazed internal window and radiator.

KITCHEN/DINING ROOM

22' 4" x 14' 10" (6.81m x 4.52m) A large and well appointed room with two UPVC double glazed windows to the front elevation and UPVC double glazed window to the side. Inset spotlighting, built-in larder cupboard and radiator. The kitchen is fitted with a wide range of matching oak fronted wall and base units with granite work surface over, inset one half bowl composite sink and drainer, larger central island and matching dresser unit with space for a wall mounted television. The main feature of the room is the blue Rayburn. Integrated Neff appliances comprise; double electric oven, five ring gas hob with extractor over and microwave, space and plumbing for American style fridge/freezer and dishwasher. Door to:-

UTILITY ROOM

11' 9" x 6' 1" (3.58m x 1.85m) Fully tiled walls and tiled flooring, twin UPVC double glazed windows to the rear elevation, fitted oak fronted wall and base units with fitted work surface over, inset sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, radiator and Grant floor standing oil-fired boiler. Door to:-

WC

6' 00" x 3' 7" (1.83m x 1.09m) Fully tiled walls and tiled flooring, wall mounted wash hand basin, push button low flush WC and a wall mounted chrome electric heated towel rail.

FIRST FLOOR

Loft hatch access, two UPVC double glazed windows to the front elevation with views overlooking Kilkhampton church, storage cupboard, airing cupboard with hot water cylinder and solar panel controls and radiator. Doors serve the following rooms:-

BEDROOM ONE

18' 5 max" x 12' 10" (5.61m x 3.91m) A bright and spacious dual aspect room with UPVC double glazed windows overlooking Kilkhampton church, gardens and countryside with both Dartmoor and Bodmin moor visible on a clear day, television point and radiator. Door to:-

ENSUITE

6' 7" x 6' 1" (2.01m x 1.85m) Attractive fully tiled walls and tiled flooring, UPVC obscure double glazed window to the side elevation and chrome wall mounted heated towel rail. Large shower enclosure with mains fed shower over with soak head and separate hand attachment, vanity unit with inset wash hand basin and push button low flush WC.

BEDROOM TWO

11' 7" x 10' 00" (3.53m x 3.05m) A spacious double bedroom with UPVC double glazed windows to the rear elevation overlooking the garden, countryside, both Dartmoor and Bodmin moor can be seen on a clear day, built in wardrobe, wooden and glass shelf with countertop basin and mixer tap and radiator.

BEDROOM THREE

13' 1" x 11' 5" (3.99m x 3.48m) A spacious double bedroom with UPVC double glazed windows to the rear elevation overlooking the garden and countryside with both Dartmoor and Bodmin moor visible on a clear day. Wooden and glass shelf with countertop basin and mixer tap and radiator.

BEDROOM FOUR

14' 10" x 8' 10" (4.52m x 2.69m) A dual aspect double bedroom with UPVC double glazed windows to the side and rear elevation with garden and countryside views, built-in

wardrobe and radiator.

BATHROOM

8' 9" x 8' 2" (2.67m x 2.49m) UPVC obscure double glazed window to the rear elevation, fully tiled walls and tiled flooring. P shaped panel enclosed bath with mains fed shower over, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

DOUBLE GARAGE

22' 2" x 18' 9" (6.76m x 5.72m) Large insulated electrically operated up and over door with light and power connected, three UPVC double glazed windows and door, wall and base units with fitted work surface over and an inset stainless steel sink with drainer.

OUTSIDE

The property sits on approx. 1/3 acre south facing plot with extensive gravel off-road parking to the front of the house with an established Laurel hedge and area to one side of the house with two large workshops. To the rear the generous garden is laid to lawn and backs onto open countryside, decked seating areas, which can be accessed from the main living rooms, raised vegetable beds to one side, useful garden shed and greenhouse.

COUNCIL TAX

Band E

SERVICES

Mains electricity, water and drainage. LPG gas for hob, oil-fired central heating and solar panels.

TENURE

Freehold



Ground Floor



First Floor



Total area: approx. 279.1 sq. metres (3004.0 sq. feet)

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Plan produced using PlanUp.

Rockingham





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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	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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