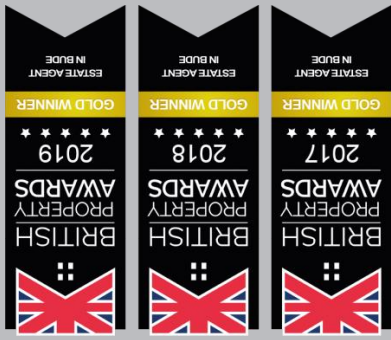


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Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 www.epcau.com

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.

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The Haven,

Morwenstow, Bude, Cornwall, EX23 9SG

Price £465,000

- Spacious detached bungalow offering stunning coastal and countryside views
- Located in the charming rural community of Shop
- South facing living room, dining room, sun room, kitchen breakfast room
- Three double bedrooms, further bedroom/study, two bath/shower rooms
- Attached double garage, off road parking, enclosed south facing garden



The property professionals

The Haven ,

Morwenstow, Bude, Cornwall, EX23 9SG

Price £465,000

The Haven is a spacious detached bungalow offering stunning coastal and countryside views from the rear of the property, located in the charming rural community of Shop which is located within an Area of Outstanding Natural Beauty, only a short distance from the rugged North Cornwall/Devon coastal walks and sandy surfing beaches.

The property offers an entrance porch and hall, spacious living room with doors leading out to a balcony, dining room, sun room, kitchen breakfast room, utility, three double bedrooms, plus further bedroom/study, shower room and separate bathroom.

Outside there is an adjoining double garage with extensive off road parking to the front, and an enclosed south facing garden to the rear. Available with no onward chain.

ENTRANCE PORCH

6' 1" x 3' 2" (1.85m x 0.97m) Entering via a UPVC double glazed sliding door to the entrance porch and wooden framed obscure glazed door with matching fixed side panel leading to:-

ENTRANCE HALL

A spacious entrance hall with coved artex ceiling, loft hatch access with pull down ladder, storage cupboard, further linen cupboard and two radiators. Doors serve the following rooms:-

LIVING ROOM

16' 9" x 14' 1" (5.11m x 4.29m) A bright and spacious dual aspect reception room with UPVC double glazed window to the side elevation and UPVC double glazed sliding patio doors to the rear elevation, leading out to a balcony and offering stunning sea and countryside views. Coved artex ceiling, open fireplace with marble surround and matching hearth and two radiators. Door to:-

DINING ROOM

11' 9 max" x 11' 7" (3.58m x 3.53m) Coved artex ceiling, radiator, double doors lead into the kitchen and sliding door to:-

SUN ROOM

10' 5" x 7' 00" (3.18m x 2.13m) A dual aspect sun room with UPVC double glazed windows to the side and rear elevations and sliding patio door leading out to the balcony, offering stunning coastal and countryside views. Radiator.

KITCHEN/BREAKFAST ROOM

14' 11" x 11' 9" (4.55m x 3.58m) UPVC double glazed window to the side elevation and artex ceiling. Kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel double sink and drainer with mixer tap. Space for range style LPG gas and electric cooker and space for freestanding fridge freezer. Door to:-

UTILITY ROOM

7' 10" x 7' 3" (2.39m x 2.21m) UPVC double glazed window to the side elevation and UPVC double glazed doors. Coved artex ceiling, fitted work surface with inset stainless steel sink and drainer, space and plumbing for washing machine, space with tumble dryer and radiator. Interconnecting door into the garage.

BEDROOM ONE

11' 10" x 11' 8" (3.61m x 3.56m) A bright and spacious double bedroom with a UPVC double glazed windows offering stunning coastal and countryside views. Coved artex ceiling and radiator.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) A spacious double bedroom with UPVC double glazed window to the front elevation. Coved ceiling and radiator.

BEDROOM THREE

11' 8" x 9' 8" (3.56m x 2.95m) A bright and spacious double bedroom with a UPVC double glazed window offering stunning coastal and countryside views. Coved artex ceiling and radiator.

BEDROOM FOUR/STUDY

9' 4" x 6' 1" (2.84m x 1.85m) A single bedroom with coved artex ceiling, radiator, built in cupboard and a UPVC double window to front elevation.

BATHROOM

7' 8" x 7' 7" (2.34m x 2.31m) UPVC obscure double glazed window to the front elevation, fully tiled walls, chrome heated towel rail and electric



panel heater. Panel enclosed bath, pedestal wash hand basin and WC.

SHOWER ROOM

8' 7" x 4' 7" (2.62m x 1.4m) Double shower enclosure with electric shower, pedestal wash hand basin, WC, radiator and UPVC obscure double glazed window to the side elevation.

DOUBLE GARAGE

19' 5" x 18' 00" (5.92m x 5.49m) A double garage with up and over door, with double glazed window to the rear elevation. Loft hatch access, Grant floor standing oil fired boiler and light and power connected.

OUTSIDE

To the front of the property there is extensive driveway providing off road parking. Area of lawn to the front with established flower beds with various shrubs and hydrangeas. Side access to either side which leads to the enclosed south facing garden which is laid to lawn, backing onto open countryside, with established shrubs, summer house, greenhouse and useful storage area.

COUNCIL TAX

Band E

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude, head north on the A39 towards Bideford. Remain on this road passing through Kilkhampton and as you leave the village take the second turning on the left towards Morwenstow. Proceed on this road until reaching the hamlet of Shop and the property will be the third property on the left hand side.

