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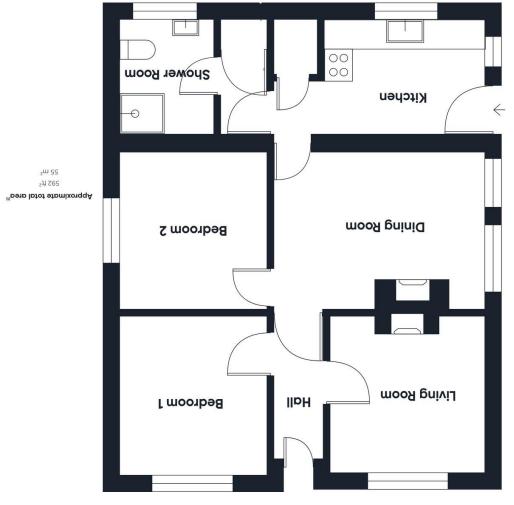
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The Property Professionals...









Seaview, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

- Detached Bungalow with Building Plot
- Outline consent for a separate dwelling
- Bungalow requires modernisation
- Great opportunity for dual occupancy or developer
- Edge of sought after village location!

Price £425,000













Seaview, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £425,000

An exciting development opportunity to acquire a detached bungalow with extensive garden that has the benefit of outline planning consent for the erection of an additional detached dwelling to the rear, all within walking distance of this thriving North Cornish village and all its amenities.

The original bungalow requires updating and modernising, but would serve as a perfect base to occupy whilst constructing the new build, and could then be further developed. The existing bungalow comprises; an entrance hallway, living room, dining room, kitchen, two double bedrooms and a shower room.

Available with no onward chain!

ENTRANCE HALL

9' 00" x 2' 11" (2.74m x 0.89m) Entering via a composite double glazed door the entrance hall and doors serve the following rooms:-

LIVING ROOM

10' 3" x 9' 10" (3.12m x 3m) UPVC double glazed window to the front elevation overlooking the gardens. Tiled fireplace surround and picture

DINING ROOM

13' 3" x 10' 3" (4.04m x 3.12m) UPVC double glazed windows to the side elevation, picture rail and Dimplex Quantum night storage heater.

13'2 max' 10'3 min" x 7' 9" (4.22m x 2.36m) UPVC double glazed windows to the rear and side elevations and UPVC double glazed door. The kitchen is finished with a range of wall and base units with fitted worksurface, stainless steel sink with side drainer space for freestanding electric cooker, wall mounted consumer unit and wall mounted electric heater.

3' 11" x 2' 8" (1.19m x 0.81m) UPVC double glazed window to the rear elevation and shelving.





Directions

From Bude head North on the A39 towards Bideford. Remain on this road for approximately five miles and you will reach the village of Kilkhampton. Drive through the village and take the left turning into West Street with the 'Spar' shop on the corner. Proceed along West Street and the property is located approximately 300m along on the right-hand side.

BEDROOM ONE

10' 00" x 9' 10" (3.05m x 3m) UPVC double glazed window to the front elevation overlooking the gardens. A double bedroom with picture rail and electric heater.

BEDROOM TWO

10' 3" x 9' 10" (3.12m x 3m) A double bedroom with loft hatch access, electric heater and wooden framed double glazed window to the side elevation.

5' 4" x 2' 9" (1.63m x 0.84m) Door to airing cupboard housing factory light hot water cylinder and immersion heater and door to:-

SHOWER ROOM

7' 8" x 6' 1" (2.34m x 1.85m) UPVC obscure double glazed window to the rear elevation, shower enclosure with mains fed shower, pedestal wash and basin and WC.

OUTSIDE

The property is approached by gravel driveway with area of gravel parking to the side and rear of the property. Path leads the front door, the front garden is laid mainly to lawn with attractive flower bed to one side. To the rear the garden is laid to lawn with corrugated storage shed to one side. Wooden gate leads to the plot, which is currently laid to lawn with established hedgerow boundaries.

PLANNING PERMISSION/ CIL

Outline Planning Permission was granted by Cornwall County Council on 23rd July 2025 by decision no: PA 25/03893 with some matters reserved (namely appearance, landscaping, layout and scale)

There is a CIL Liability on this approval, but we're advised that an application for exemption can be made if this is a self-build resulting in the property being your main residence. Please seek independent clarification of this via a planning expert or similar

COUNCIL TAX

Band C

SERVICES

Mains electricity and water. Private drainage.

TENURE

Freehold







