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Price £425,000

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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 turn right into Baileys Field and the property will be located on the right-hand side.

5 Baileys Field

Kilkhampton, Bude, EX23 9QE

Price £425,000

5 Baileys Field lies within the popular village of Kilkhampton, offering excellent amenities including a primary school, range of shops and village pub.

The well-presented accommodation briefly comprises; entrance hall opening into a dual aspect living room and kitchen diner, a recently converted playroom, sunroom, W.C. On the first floor there are four double bedrooms with ensuite shower to the principal and a family bathroom.

Outside the property benefits from a brick paved driveway providing ample parking to the front, the front garden is laid to lawn and a low-level stone wall, the generous rear garden is laid to lawn.

ENTRANCE HALL

7' 6" x 5' 2" (2.29m x 1.57m) Entering via a UPVC front door with slate flooring underfoot and door to kitchen/diner and door to living room, stairs ascend to the first floor.

KITCHEN/DINING ROOM

21' 3" x 9' 6" (6.48m x 2.9m) UPVC double glazed window to front elevation, pine doors leading into both hallway and utility room. Pine and glazed door into conservatory. Range of matching base and wall units with inset one and half bowl composite sink with mixer tap over, built in fridge freezer, inset hob and extractor and electric oven.

LIVING ROOM

17' 9" x 11' 10" (5.41m x 3.61m) Generous dual aspect room fitted with wood burner, UPVC double glazed window to front elevation and double doors opening out into conservatory.

PLAY ROOM

16' 10" x 7' 8" (5.13m x 2.34m) Double glazed UPVC window to rear elevation, useful space that could be utilised as a playroom, home office or gym.

UTILITY ROOM

9' 4" x 4' 8" (2.84m x 1.42m) Double glazed UPVC door opening out to the rear patio. Useful space for coats and boot storage, wall mounted radiator and gas fired boiler.

CONSERVATORY

18' x 7' 2" (5.49m x 2.18m) Double glazed UPVC windows and roof to the rear elevation providing views of the rear garden with double glazed double doors opening out onto the rear patio. Door leading into the Kitchen/Diner.

BEDROOM ONE

11' 6" x 9' 5" (3.51m x 2.87m) A double bedroom with UPVC double glazed window to the rear elevation, walk in cupboard and space for free standing drawer units, door opening into;

ENSUITE SHOWER

6' 10" x 7' 2" (2.08m x 2.18m) UPVC double glazed frosted window to rear elevation, corner mains fed shower, push button W.C. and wash hand basin and wall mounted heated towel rail.

BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m) Double bedroom with space for wardrobe and free-standing drawer units. UPVC double glazed window to rear elevation and wall mounted radiator.

BEDROOM THREE

10' x 9' 6" (3.05m x 2.9m) Double bedroom with UPVC double glazed window to rear elevation. Space for free standing wardrobe and drawer units and a wall mounted radiator.

BEDROOM FOUR

7' 6" x 7' 5" (2.29m x 2.26m) Single bedroom currently utilised as a home office with space for free standing wardrobe.

FAMILY BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m) Walk in shower cubicle with mains fed shower, push button W.C. Wall mounted heated towel rail and wash hand basin.

OUTSIDE AND GARDENS

The property is approached via a brick paved and gravel driveway, providing off road parking for 2-3 vehicles. The front garden is laid to lawn and bordered by an attractive stone wall. There is a generous rear garden with patio seating area raised decked seating area and space for shed.

SERVICES

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

TENURE

Freehold

COUNCIL TAX

Cornwall Council Tax Band D