



MARHAMCHURCH nr BUDE Superb Four Bedroom Detached House with Stunning Gardens

O.I.R.O. £900,000

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (61)

**MILLER**  
TOWN & COUNTRY



- » Wonderful Home and Gardens
- » Short Drive from the North Coast
- » Extensively Modernised by the Current Owners
- » Substantial Accomodation/large light rooms
- » Conservatory and Country Views
- » Double Garage & Parking
- » Stunning Landscaped Gardens

## The Property

Situated just a short drive from Bude and Widemouth Bay, this spacious 4 bedroom home sits in a good plot, surrounded by delightful landscaped gardens. The property has been extensively modernised and re-modelled to a high standard in the late 1990's making the property very much a home of distinction. Complete with home studio/workshop.

## Location

The property is located in a delightful village just on the outskirts of Bude and within striking distance of plenty of popular local beaches and coastal walks. The village offers a wide range of amenities including a well respected public house. The nearby coastal town of Bude is approximately two miles away offering a lively community and Crooklets and Summerlease beaches. Widemouth Bay is also easily accessible by car. The north coast is famed for its wonderful beeches and being a popular surfing destination.

## Accommodation

Having been welcomed into the large reception hall, you are led past the cloakroom/WC through to the spacious dual aspect living room leading to a conservatory overlooking the gardens, with a separate dining room for entertaining guests. The kitchen/dining room is light and bright with double doors opening to the terrace providing the perfect space for every day use. On the ground floor is also a separate study, and the utility room not only provides access from the outside to the integral double garage workshop, but also to the 'gardeners loo'.

Upstairs are three large bedrooms, two with en-suite facilities, along with a single bedroom/nursery and a family bathroom. The main bedroom suite also has a dressing room, which was originally the fifth bedroom and could easily be converted back should you require.



## Accommodation

### Ground Floor

Reception Hall 18'2" x 13'9"

Kitchen 16'10" x 14'7"

Living Room 13'0" x 26'1"

Conservatory 13'5" x 10'7"

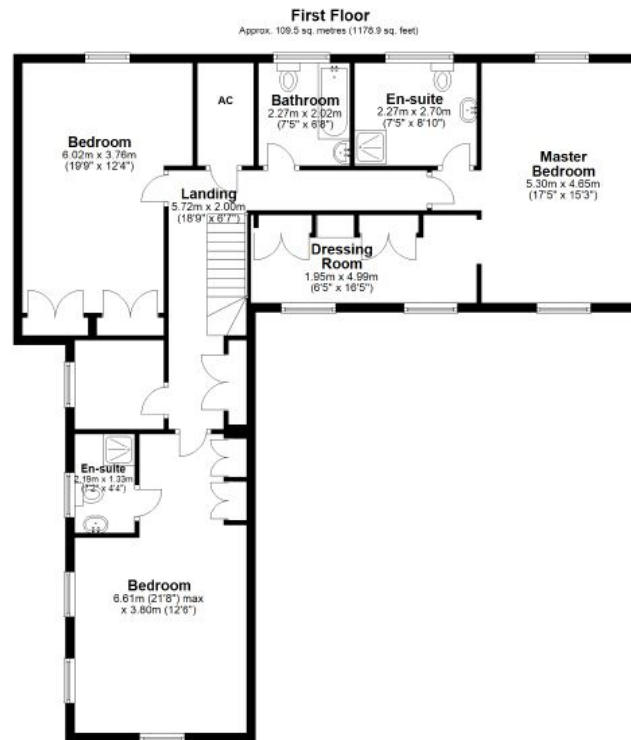
Dining Room 13'8" x 11'2"

Cloakroom 3'9" x 7'8"

Study 8'0" x 9'3"

Utility 10'4" x 12'7"

Cloakroom 2'8'2" x 5'11"



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Plan produced using PlanItUp.

### First Floor

Bedroom 1 12'4" x 18'9"

En-Suite 7'9" x 7'5"

Dressing Room 14'10" x 7'5"

Bedroom 2 16'2" x 13'1"

En-Suite 2 6'2" x 7'5"

Bedroom 3 12'0" x 15'4"

Bedroom 4 6'3" x 6'6"

Bathroom 5'5" x 7'5"

Garage 24'9" x 19'3" (Two electric doors)

**Services:** Mains electricity and water.

Private drainage. Telephone & Broadband are connected. Oil central heating. A private fresh water bore hole within the curtilage, serves the gardens.

**Council Tax Band:** D

**Tenure:** Freehold





## Outside

The property sits in a plot of approaching half an acre in total with a large drive to the front providing off road parking for several vehicles and formal front gardens with planted beds and borders. Double gates open up to the side of the property offering more parking and access to a useful home studio/workshop measuring 12'2" x 18'5" with power and light connected. The rear garden has been painstakingly landscaped by the current owners over nearly three decades and separated into various spaces for seating, quiet reflection and entertaining. There is also a small orchard, and Vegetable garden. bordering open fields on two sides the property has lovely views to the rear over open countryside.





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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