

Penhithion

Crackington Haven, Bude, Cornwall





A stunning four-bedroom home, set in a magnificent position overlooking the beach in the small Cornish village of Crackington Haven.

Boscastle 6.2 miles, Bude town centre 10.5 miles, Launceston 17.5 miles, A30 16.4 miles
(All distances and times are approximate)



4

2

2

Summary of accommodation

Lower Ground Floor: Entrance hall

Ground Floor: Sitting room | Kitchen/dining/family room | Utility | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms, one en suite | Shower room

Outside: Garden

Location

The small seaside village of Crackington Haven is set in a picturesque position on the dramatic north Cornwall coast, which is part of the protected Cornwall National Landscape.

Crackington Haven has a beautiful sandy beach, flanked by towering cliffs to one side and craggy outcrops to the other, while the Southwest Coast Path passes through the village, providing breathtaking walking, cycling and riding routes along the coast. The village has a local shop, a café and a popular pub.

Further amenities can be found at Boscastle to the south and Bude to the north, where there is a wider choice of shops and at Bude, supermarkets and leisure facilities. Inland, Launceston also provides a range of amenities, including supermarkets and extensive shopping. Primary schooling can be found in Otterham, while state secondary education can be accessed in Bude.

The area is connected by the A39, which provides routes to Bude and south towards Padstow and Newquay. The A30 is within 16 miles, offering access towards Exeter and the M5.

Penhithion

Penhithion is a beautifully appointed detached home, set in a breathtaking position with stunning views of the sea and the rugged surrounding Cornwall landscapes. The property provides four bedrooms and light, airy living space with neutral décor, exposed timber beams and large windows making the most of those spectacular views.

Entry at the lower ground level leads to a staircase rising to the ground floor, which features a large open-plan kitchen, dining area, and family room. There are timber beams overhead, a grand fireplace fitted with a woodburning stove and a dual aspect, including sliding glass doors open onto the terrace and affording magnificent views towards the sea. The room provides plenty of space for both a seating area and a large family dining table, while the kitchen features modern wooden fitted units to base and wall level, a central island and integrated appliances.

Further space in which to relax is provided by the sitting room. This generous reception room features built-in storage and a media unit, as well as French doors opening to the garden.

The first floor provides four well-presented double bedrooms, including the 23ft luxury principal bedroom, which takes in the sea views to the front and features a freestanding bathtub and an en suite shower room. One further bedroom has an en suite shower room, while the first floor also has an additional family shower room.



Garden & Grounds

The property is set in an elevated hillside position, just moments from the beach. A driveway at the front provides parking for several vehicles, alongside a terraced garden with a south-facing patio ideal for al fresco dining and enjoying views towards the coast. To the rear and side, the sloping garden includes lawns, meadows, and a peaceful, secluded seating area at the top, offering a picturesque outlook over the house and the village below.



Property Information

Services

Oil fired central heating, Mains electricity and mains water

Tenure

Freehold

Local Authority

Cornwall Council

Council Tax

Band F

EPC Rating

C

Directions

Postcode: EX23 0JG

What3words: ///enabling.socialite.camp

Viewing

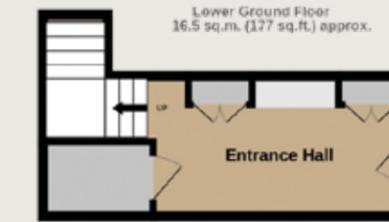
Viewing by prior appointment only with Knight Frank.

Guide Price

£1,750,000



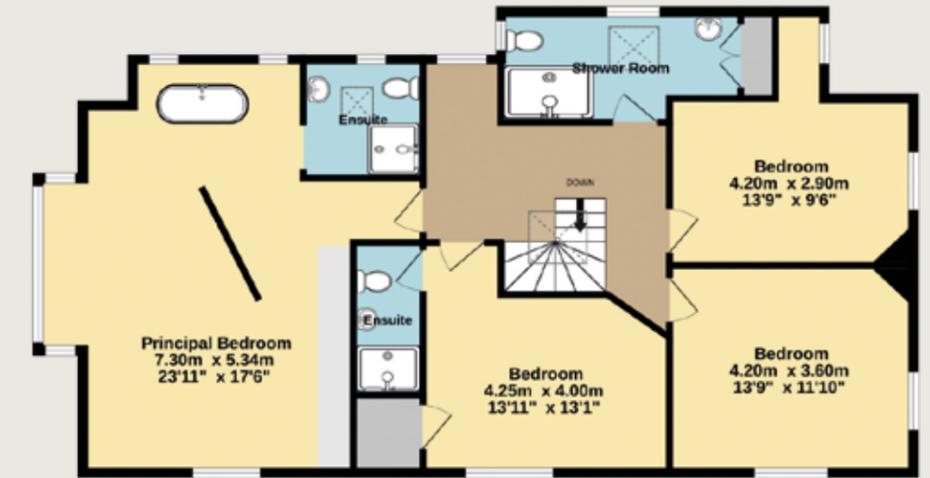
Approximate Gross Internal Floor Area
238.4 sq.m. (2566 sq.ft.)



Ground Floor
114.7 sq.m. (1235 sq.ft.) approx.



1st Floor
197.3 sq.m. (1154 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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