



Little Roskear



Beach 1.0 mile - Bude 12.5 miles -
Launceston (A30) 16.5 miles

A well presented property in a popular coastal village and just a mile from the beach.

- No Onward Chain
- Popular Coastal Village
- 2 Bedrooms
- Off Road Parking
- Garden
- Ideal Home or Holiday Let Opportunity
- Walking Distance to Village Shop
- Countryside and Coastal Views
- Tenure: Freehold
- Council Tax Band: C

Guide Price £375,000

SITUATION

The property is located within the popular coastal village of Crackington Haven, a designated Area of Outstanding Natural Beauty (AONB). The village has a village shop, public house, village hall and beachside cafes. The small coastal village of Boscastle is 5 miles to the south west with a doctors' surgery, shops and restaurants. The coastal town of Bude is just over 12 miles to the north. Launceston is 16 miles away with access to the A30 linking the cities of Truro and Exeter. Newquay Airport lies 31 miles to the south west and Bodmin Parkway Railway Station is 23 miles to the south serving London Paddington via Plymouth.

DESCRIPTION

An immaculately presented 2 bedroom semi-detached property with a lovely garden, off road parking and far reaching coastal views.

ACCOMMODATION

The front door leads into the kitchen / dining room, equipped with a range of eye and base level units, space for a freestanding oven with extractor hood over, space and plumbing for appliances.

The inner hallway has stairs rising to first floor, storage cupboard housing the water tank, a further useful understairs cupboard and access to the downstairs shower room comprising a shower, WC, wash hand basin and heated towel rail.

The sitting room features a wood burning stove on a slate hearth, with access to a light and airy sun room with double doors to the outside patio seating area.

The first floor offers a landing, 2 double bedrooms with fabulous far reaching views and a bathroom with a roll top bath, wash hand basin, WC and a heated towel rail.

OUTSIDE

The property offers off road parking for 2 cars with a gate leading to the enclosed garden which adjoins open countryside. The garden offers an idyllic setting for outside dining from a patio terrace with far reaching views across towards the sea. The majority of the garden is laid to lawn with an array of mature shrubs and plants.

SERVICES

Mains electricity and water. Private drainage via a septic tank. Electric heating and wood burning stove. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

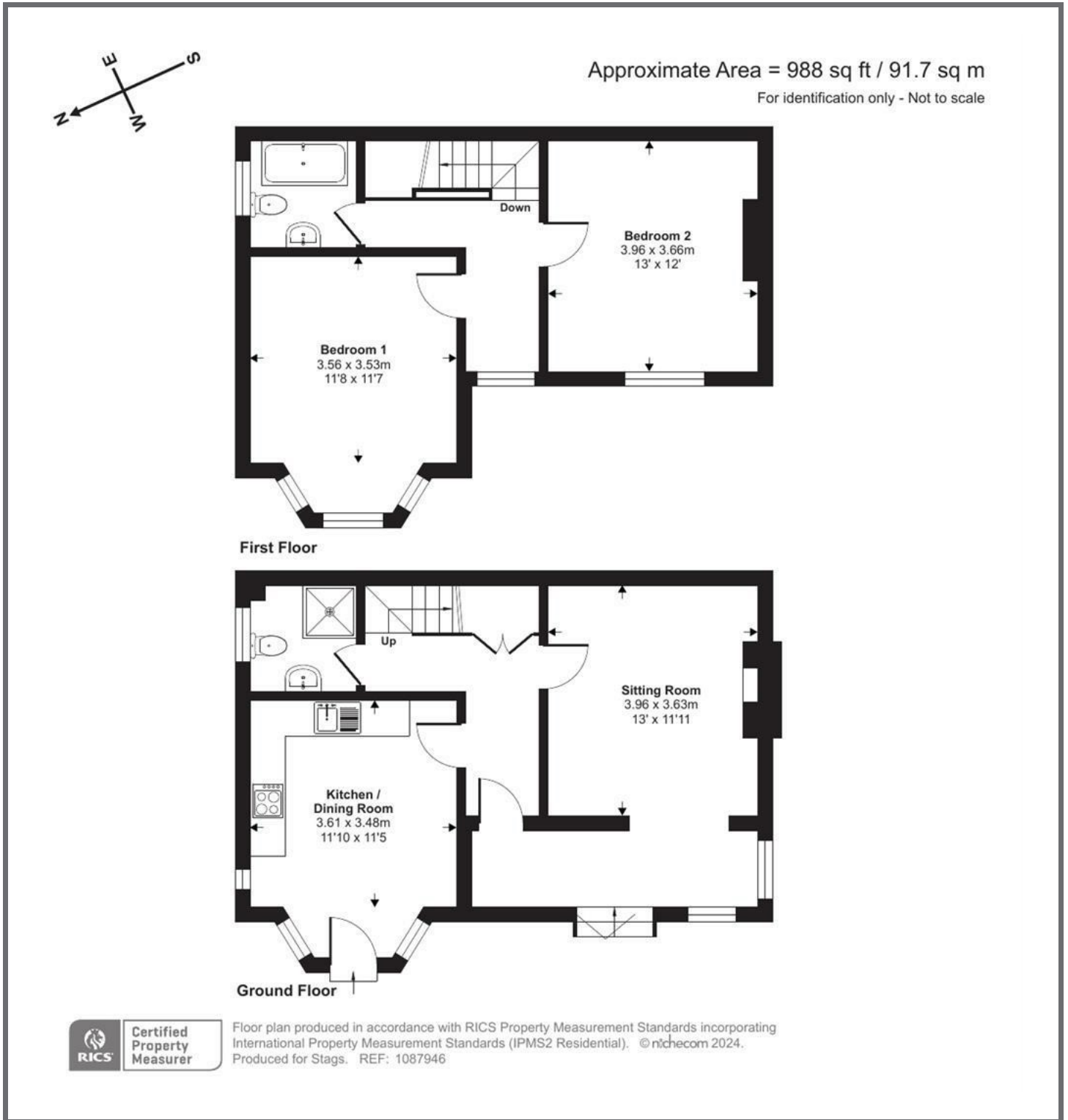
DIRECTIONS

From the A30, take the A395 exit at Kennards House, signposted to Camelford. Continue on the A395 for approx. 7.5 miles and in Hallworthy, take the second right onto the B3262, signposted Otterham Station. At the junction, turn right onto the A39 towards Bude. Just after Otterham Station, turn left signposted Marshgate and Crackington Haven. Continue through Marshgate to the crossroads at Tresparrett Post. Turn right here and then take the first left signposted Crackington Haven. Upon entering Higher Crackington continue into the village, passing Crackington Institute/Snooker Club and the new village shop, continue for approximately 0.2 miles and the property will be found on your left.

What3words.com

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	87	
(69-88) C	(51-60) D	62	
(50-68) E	(35-49) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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