



Heron View



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Kilkhampton, Bude, Cornwall, EX22 7LB

Kilkhampton 3.1 miles - Bude 7.1 miles - Holsworthy 7.1 miles

A substantial detached bungalow set within a delightful rural setting with two meadows and an area of woodland

- No Onward Chain
- Popular Rural Position
- Approximately 2.6 Acres
- 5 Bedrooms
- Kitchen / Dining Room
- Sitting Room
- Gardens
- Off Road Parking
- Freehold
- Council Tax Band: D

Guide Price £575,000

SITUATION

The property occupies a rural position on the Devon/Cornwall border between the Cornish village of Kilkhampton and Tamar Lakes. Bude is approximately 7 miles to the west with access to the beautiful North Cornish coast renowned for its dramatic cliffs and long sandy beaches with the beautiful National Trust Sandymouth beach being one of the closest to the property. There are excellent schooling opportunities nearby with the property being in the catchment areas for Kilkhampton Primary School and Budehaven Secondary School. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude.

Lower Tamar Lake is a short walk away, with fishing, bird watching and further footpaths extending to Upper Tamar Lake where various water sports are available including regular sailing and gig rowing clubs, cycling and nature routes, a weekly Park Run and the popular Tamar Lake Cafe.

The market town of Holsworthy is 7.1 miles away and offers a comprehensive range of facilities including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose supermarket and an agricultural and equestrian based retailer, Mole Valley Farmers.

The former market town of Launceston is some 20 miles away with access to the A30 trunk road which links the cathedral cities of Truro and Exeter giving access the M5 motorway network, mainline railway stations serving London Paddington and international airport.



DESCRIPTION

A detached 5 bedroom bungalow offering generous accommodation throughout with an open plan kitchen/dining room, sitting room, cloakroom with WC, bathroom and an additional shower room.

The property enjoys a mature garden, off road parking, two meadows and a charming area of woodland.

ACCOMMODATION

Front door leads into the entrance hall which with a door into a cloakroom with a WC and wash hand basin. A separate door leads into the impressive sitting room which enjoys a wood burning stove and a most pleasant outlook over the garden with double doors opening out onto a patio terrace.

The kitchen/dining room is an excellent open plan living space with a range of base units and drawers, pantry, space for appliances, inset sink, a range cooker with an extractor hood over.

An inner hall leads to the rear door and also provides access to the 5 bedrooms, bathroom with a bath and wash hand basin and the shower room with a shower, WC and a wash hand basin.

The bedrooms are all versatile and provide scope to be used as additional reception rooms, should one desire.

OUTSIDE

The front the property enjoys a drive providing off road parking for 2 cars, with a second drive and large parking area to the east. A pedestrian gate opens into an area of garden which leads to the front door with patio and an area of lawn with mature shrubs.

The remainder of the front garden boasts an array of mature shrubs and plants.

The rear the property benefits from mature trees, a further area of garden which is laid to lawn and two meadows one of which houses a large pond.

Adjacent to the meadows there is an area of native woodland that has been managed for wildlife with an abundance of native birds, including owls, woodpeckers, heron and the endangered willow tit being regularly seen.

In all the property extends to approximately 2.62 acres.

There is an additional area of garden available by separate negotiation, please contact the office for further information.

SERVICES

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

VIEWINGS

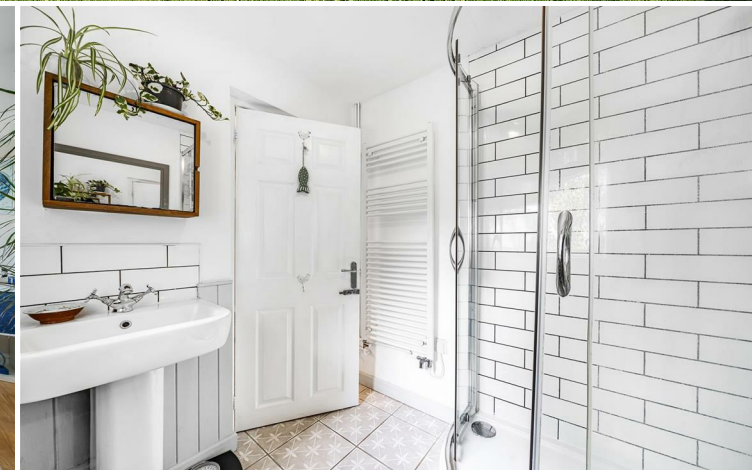
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Bude head along the A39 towards Bideford, after entering the village of Kilkhampton turn right onto East Road signposted "Tamar Lakes Water Park" and in 0.5 miles turn left. Proceed along this lane for 2.2 miles, turning left again towards Lower Tamar Lake, the property can be found on the left hand side in approximately 0.2 miles.

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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.



Approximate Area = 1742 sq ft / 161.8 sq m
For identification only - Not to scale

First Floor

Bedroom 1: 4.67 x 3.71 (154 x 122)
 Bedroom 2: 4.29 x 2.62 (141 x 87)
 Bedroom 3: 3.20 x 3.10 (105 x 102)
 Bedroom 4: 3.51 x 2.90 (115 x 96)
 Bedroom 5: 3.51 x 3.30 (115 x 107)
 Kitchen / Dining Room: 6.60 x 4.67 (216 x 154)
 Sitting Room: 5.04 x 4.37 (165 x 144)
 Dressing Room: 1.85 x 1.90 (6'1 x 6'1)
 Bathroom: 1.85 x 1.90 (6'1 x 6'1)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1081881



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 76 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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