



Roundhayes House



# Roundhayes House

Crackington Haven, Bude, EX23 0LF

Crackington Haven Beach 2.1 miles - Bude 11.4 miles -  
Launceston 16.1 miles

**A superbly presented link-detached farmhouse with generous grounds and acreage, with fabulous views towards the sea from the garden.**

- Superbly Presented Farmhouse
- 4/5 Bedrooms
- Sitting Room
- Off Road Parking
- Council Tax Band: E
- Approximately 5.13 Acres
- Kitchen/Dining Room
- Snug
- Communal Tennis Court and Grounds
- Freehold

**Guide Price £795,000**

## SITUATION

The property is located on the outskirts of the coastal village of Crackington Haven, a designated Area of Outstanding Natural Beauty (AONB). The village has a public house, village hall and beachside cafe's. 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 11 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

A most impressive and tastefully presented, link-detached 5 bedroom farmhouse with beautiful grounds and pasture which extends to 5.13 acres in all.

The property forms part of a complex which enjoys access to approximately 2 acres of communal grounds (in addition to the property's own land) and a tennis court.



## ACCOMMODATION

Front door into the garden room, which enjoys a most pleasant aspect over the garden. A doorway leads through to the generous kitchen/dining room which comprises; a range of wall mounted cupboards, base units and drawers, breakfast bar, inset double sink, space for appliances, space for a range cooker with an extractor hood over, pantry, door to the rear courtyard and a doorway through to the sitting room.

The dual aspect sitting room is an impressive size and boasts an impressive stone fireplace which houses a wood burning stove. Stairs from the sitting room lead to the first floor and there is also access into the ground floor bathroom and the traditional front porch and front door.

The snug offers charming additional reception room space and enjoys an aspect to the front and also benefits from a feature fireplace which also houses a wood burning stove.

The ground floor is completed by a wing off the garden room which comprises a study/bedroom 5, shower room, utility and boiler room, providing excellent space for those looking to work from home or annexe potential (subject to any necessary consents).

The first floor offers a landing with loft access, 4 bedrooms and family bathroom with a bath, WC, wash hand basin and an airing cupboard.

## OUTSIDE

The property is approached by a sweeping drive through an extensive area of lawn with access to the properties land, past the detached barn and leading to an area of parking for numerous vehicles.

There is an area of hardstanding which offers excellent scope for a garage/car port (subject to any necessary consents/permissions).

A path and steps from the parking area, lead to the main house via the beautifully presented garden which is predominantly laid to lawn with an array of mature trees, shrubs and flowers. A decked terrace area provides an ideal position for al fresco dining.

To the rear of the property you will find an enclosed courtyard garden with a range of raised beds.

The land for the property is gently sloping pasture which enjoy far reaching views across to the coastline and sea beyond, showcasing the properties stunning position with a fenced off area of young trees. In all the property extends to 5.13 acres.

In addition to the property's grounds, there is also communal gardens and a communal tennis court. The communal grounds extend to approximately 2 acres in all.

## SERVICES

Mains water and electricity. Private drainage via a shared septic tank. Oil fired central heating with under floor heating throughout the ground floor (apart from the kitchen) and traditional radiators, wood burning stoves. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

## AGENTS NOTE

The property enjoys rights of access and use of tennis court and communal areas of the adjoining property. There is an monthly charge for this of £55 per calendar month (£660 per annum).

## 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. Proceed for approx. 0.5 miles and the drive to the property will be found on the left.

What3words.com: ///haven.linguists.sunflower



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 = 2160 sq ft / 200.6 sq m  
 Outbuildings = 392 sq ft / 36.4 sq m  
 Total = 2552 sq ft / 237 sq m  
 For identification only - Not to scale

**Ground Floor**

**First Floor**

**Outbuilding**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1167133



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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