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Samphire



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

A well presented home in a popular position within the village and just a mile from the beach.

- No Onward Chain
- 3 Bedrooms (1 En Suite)
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Enclosed Garden
- Off Road Parking & Garage
- Council Tax Band: D
- Freehold

Guide Price £425,000



### 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 Okehampton Railway Station is less than an hour's drive away, serving London Paddington via Exeter.

### DESCRIPTION

A spacious 3 bedroom semi-detached residence, offering well presented accommodation throughout and double glazed wooden windows.

### ACCOMMODATION

Front door leads into the entrance porch which in turn leads into the entrance hall with stairs rising to the first floor, under stairs storage, WC and doors through to the kitchen and sitting room. The kitchen offers a range of wall mounted cupboards, base units and drawers, inset sink, built in cooker with an electric hob and extractor hood over, integrated dishwasher and space for a fridge freezer. The kitchen opens through to the dining room which offers an ideal space for hosting and benefits from double doors which lead through to the sitting room. The generous sitting room comprises a wood burning stove and double doors leading out to the rear garden.

The first floor offers a landing, 3 double bedrooms and a bathroom with a bath, WC and a wash hand basin. Bedroom 1 enjoys an aspect to the rear and benefits from an ensuite shower room with a shower, WC and a wash hand basin.

### OUTSIDE

To the front of the property there is a drive leading to an area of off road parking in front of the large single garage, which is located to the side of the property. At the rear of the garage there is a utility/boiler room with a sink, space and plumbing for appliances and housing the boiler. The enclosed rear garden is predominantly laid to lawn with a patio and raised flower beds.

### SERVICES

Mains water, electricity and drainage with an electric pump which is shared with next door. Oil fired underfloor heating throughout. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

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

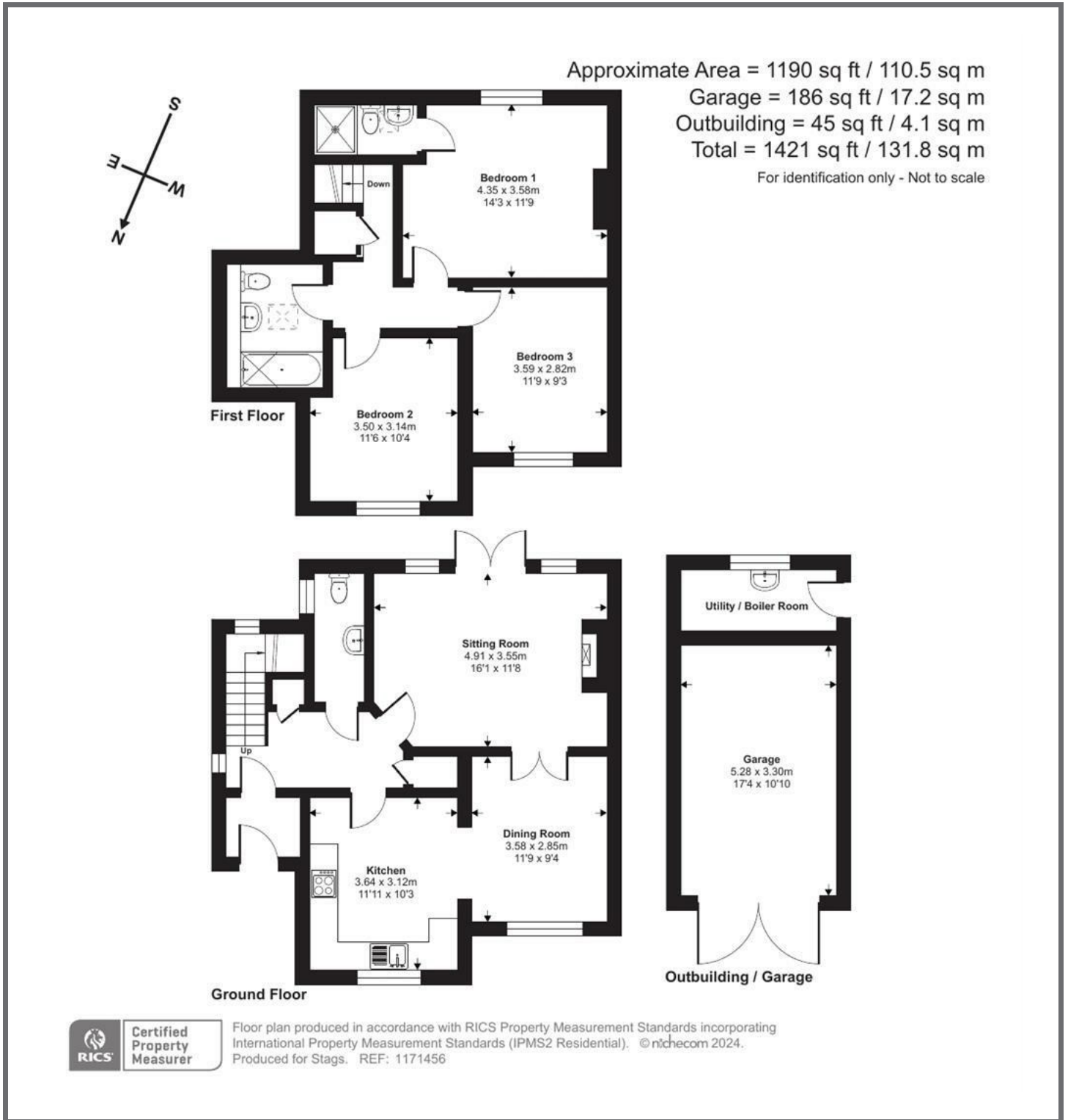
### DIRECTIONS

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 0.1 miles and the property will be found on your right, clearly identified by a Stags for sale board.

What3words.com:  
///boats.breakaway.begin







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			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk