



Coombe Cottages



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Crackington Haven, Bude, EX23 0JG

Boscastle 6.3 miles - Camelford 8 miles - Bude 10.9 miles

Two delightful cottages with sea views, situated in Crackington Haven

- Coastal Views
- 1 Bedroom Cottage
- 0.4 acres in All
- Picturesque Location
- Freehold
- 2 Bedroom Cottage
- 0.2 miles from the Beach
- Off Road Parking
- Ideal Investment Opportunity
- Council Tax Bands: Business Rates

Guide Price £650,000

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

DESCRIPTION

A rare opportunity in a sought after coastal location to purchase two cottages with gardens and parking. The cottages enjoy beautiful coastal views towards the Atlantic Ocean and offer a variety of options including full residential use or holiday accommodation.

River Coombe is believed to be of studwork construction with concrete render, with Little Coombe believed to be of stone construction with a slate roof. Both properties benefit from UPVC double glazing.



RIVER COOMBE

Entrance hall with doors leading to the living room which comprises an open fireplace with stone surround, beamed ceiling, views to the countryside and sea beyond and an opening into the kitchen. The kitchen has a cooker with hob and extractor over, range of wall mounted base and eye level units, sink with drainer and space for a fridge. The bathroom has a bath with electric shower over, airing cupboard, wash hand basin, WC and a heated towel rail. The doors to the two bedrooms are also accessed via the hall.

LITTLE COOMBE

The open plan living accommodation has an open fireplace with stone surround, storage cupboard, views to the countryside and sea beyond. The kitchen has a cooker with hob and extractor over, sink with drainer, a range of wall mounted and base level units and space for a fridge. A door leads through to the bedroom with built in storage and the bathroom which comprises a bath with electric shower over, airing cupboard, wash hand basin, WC and a heated towel rail.

OUTSIDE

The property is approached over a private drive which serves the cottages and one other property. Both cottages benefit from gardens which are laid to lawn and areas of patio where the views can be enjoyed. There is a parking area for numerous vehicles. The cottages come with grounds to the front, rear and side.

The cottages also benefit from the ownership of part of the field towards the sea on the other side of the river, protecting both cottages views. In all the property extends to approximately 0.41 acres.

ADDITIONAL INFORMATION

Mains water and electricity, Private drainage. Night storage heaters. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

Septic tank is located in the field to the right of them.

Flood Risk - Rivers and Sea: Medium, Surface water: High

VIEWINGS

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

DIRECTIONS

From the car park at Crackington Haven Beach, with the sea on your right hand side, proceed up the hill. Pass the right hand turning and property can be found on the left hand side, identified by the nameplate. Follow the drive and bear left to the parking area.

What3words.com: ///email.rudder.fond



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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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