



Little Moreton



Little Moreton, Moreton Lane

Grimscott, Bude, Cornwall, EX23 9LY

Bude 6 miles - Holsworthy 7.2 miles - Launceston (A30) 16.4 miles

A detached family residence boasting 5 double bedrooms in an idyllic rural setting commanding far reaching rural outlooks

- 5 Double Bedrooms
- Stunning Rural Position
- No Onward Chain
- Spacious Accommodation
- Tenure: Freehold
- Detached Double Garage
- Far Reaching Countryside Views
- Scope to Cosmetically Update
- Large Level Plot (Approx. 0.48 acres)
- Council Tax Band: E

Guide Price £695,000

SITUATION

The property is situated roughly half a mile down a rural track known as Moreton Lane, in an enviable and rural position commanding far reaching views over the neighbouring pasture fields and countryside in the distance. The property enjoys a secluded feel set amongst a large, level plot extending to approximately 1/2 an acre, with only one other residential neighbour within the vicinity. The village of Grimscott lies in the hearth of North Cornwall, one of four hamlets within the civil Parish of Launcells and is located only 6 miles from the coastal town of Bude. Renowned for its choice of sandy beaches and bustling atmosphere throughout the year, Bude offers some magnificent coastal walks along the cliffs or historic Bude canal, along with a wide range of shipping, sporting and educational facilities.

DESCRIPTION

A well proportioned detached house in a fantastic rural setting only 5 miles from the coastal town of Bude. The property is set amongst a large, level plot extending to approximately 0.48 acres in all and is understood to have been originally constructed in the early 2000's of brick and block, under a tiled roof. There is a sweeping driveway with ample parking space and a detached double garage with power and water connected.



ACCOMMODATION

The accommodation throughout the property is presented in good order, with well proportioned rooms, open plan living and boasting 5 double bedrooms. The kitchen is located at the rear of the property, fitted with a farmhouse style wooden kitchen, a freestanding electric oven and ample storage space. There is a window overlooking the rear garden and rural outlooks beyond, along with a large utility room that offers an additional sink, separate space and plumbing for white goods, a ground floor cloakroom and separate boiler room. Whilst there is space in the kitchen for a small table and chairs, the dining room adjoins the kitchen offering a larger focused dining space overlooking the front gardens. Wooden floor throughout the dining room continues in the adjoining living room, partitioned by wooden and glass panelled doors housing a woodburning stove. There is a separate ground floor side entrance with understairs storage formerly used as a study.

The first floor of the property presents 3 double bedrooms, with the principle bedroom having a built in wardrobe and en-suite shower room. A large landing with feature window makes the most of the rural position and allows for ample natural light, where the first of the 2 family bathrooms service both bedrooms 2 and 3 with a bath and separate shower cubicle. The 2nd floor has 2 additional double bedrooms and a bathroom with shower over. Bedroom 4 has built in storage, whilst bedroom 5 adjoins a study/walk in wardrobe. Both the study and bathroom have wooden Velux windows.

OUTSIDE

The property is approached via Moreton Lane, to an area of privately owned track as one of 3 owners, directly in front of the property. A sweeping gravelled driveway leads to a turning area, and a large double garage with 2 electric doors. It is understood from the previous owners that the garage was built with power, water and WC connected, with the potential to create further accommodation subject to the necessary consents. A large level garden to the front of the property is mainly laid to lawn, with a selection of mature fruit trees, shrubs, a garden pond, a paved patio and formerly used chicken runs. Pathways either side of the property allow access for maintenance and to the rear garden, enclosed with far reaching views over the countryside in the distance. The rear garden is mainly laid to lawn with well stocked stone built flower beds, former vegetable beds and a greenhouse situated in one corner.

SERVICES

Mains water and electricity. Oil fired central heating and woodburning stove. Private drainage via septic tank. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS


From Red Post, follow the signpost north towards Kilkhampton, Hartland and Bideford. Continue along this road for approximately 1 mile and just after the 30mph signs, turn right onto Moreton Lane. Follow this track for approximately 0.6 miles where the property will be located on the left hand side. Viewers are advised to drive with care along rural lanes being mindful of any uneven ground.

what3words: ///strong.races.describes



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			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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