

D. R. Kivell
COUNTRY PROPERTY

Canberra
Crackington, Cornwall





Canberra

Tresmorn, Bude, Cornwall, EX23 0NU

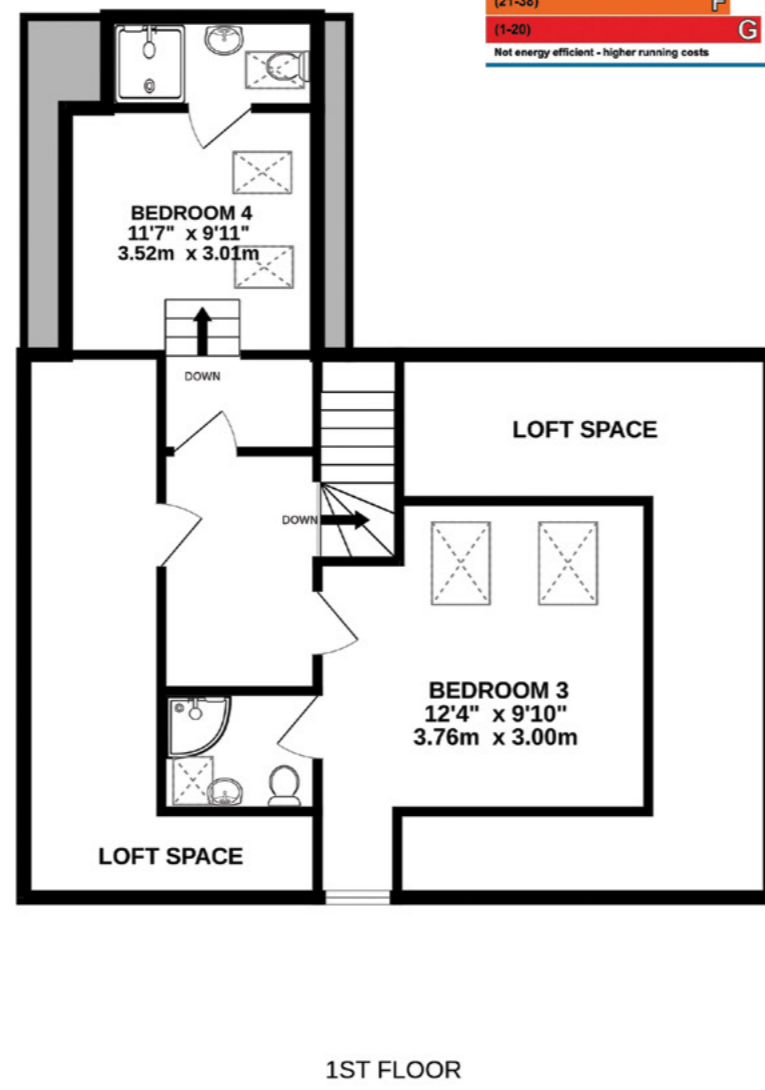
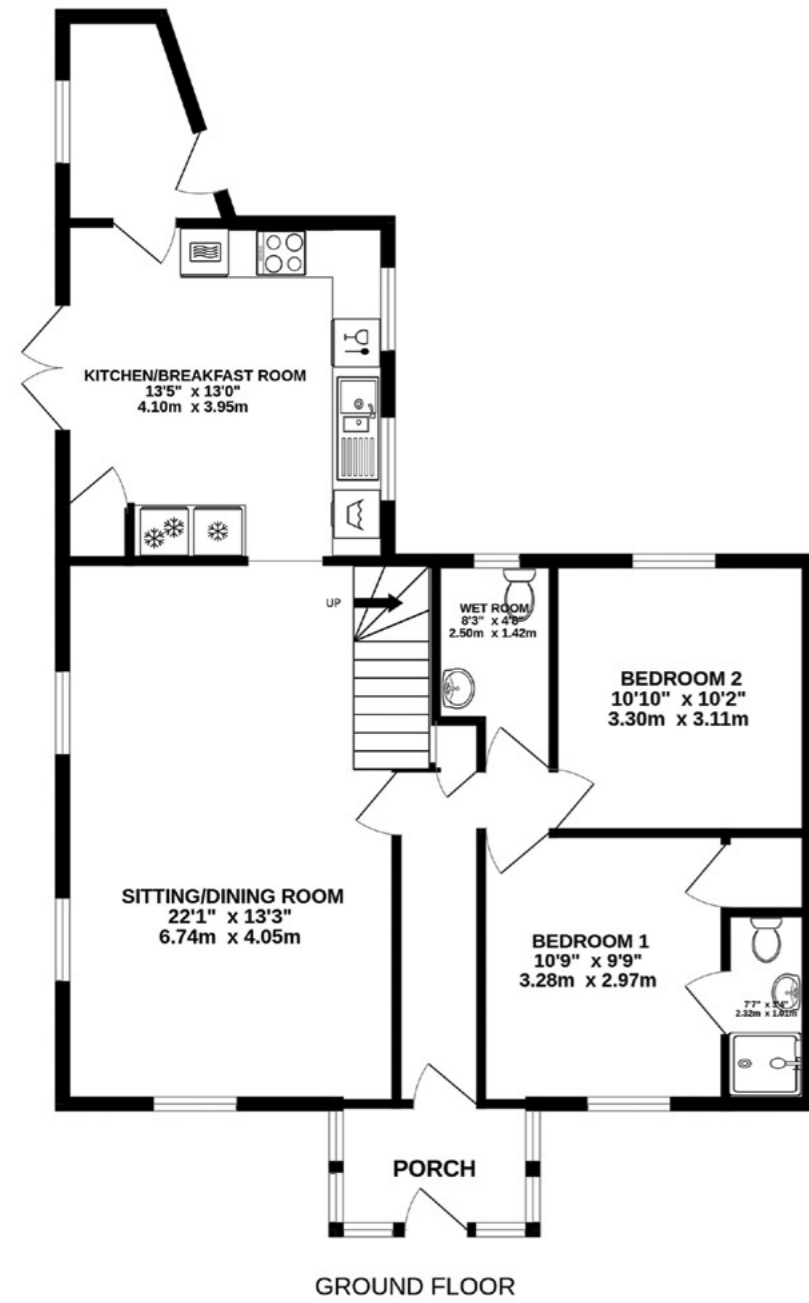
Crackington Haven 2.2 miles · **Widemouth Bay** 7 miles · **Bude** 10 miles · **Launceston** 18 miles

 4 Bedrooms  1 Reception Room  EPC D58

Canberra is quietly located in a sought after location within an Area of Outstanding Natural Beauty and enjoys stunning, panoramic coastal and countryside views. The coastal resorts of Crackington Haven, Trebarwith, Widemouth Bay and Bude are all within easy reach.

Canberra is situated 1.8 miles northeast of the quiet village of St Gennys, only 2 miles from Wainhouse Corner which offers a shop & Post Office, Garage, and a public house, 2.2 miles from Crackington Haven and 7 miles from Widemouth Bay. Bude is 10 miles to the northeast with its popular surfing beaches and offers a variety of individual shops, supermarkets, hospital, medical centre, and a range of recreational and educational facilities.

Canberra is set on the North Cornish coast in a stunning and enviable, peaceful location with panoramic coastal and countryside views. This very well-presented 4 bedroom dormer bungalow provides comfortable and flexible family living and benefits from air source heat pump with radiators in the bedrooms and underfloor heating in the living areas, uPVC double glazing throughout. The accommodation briefly comprises on the ground floor; Entrance porch / sun room; triple aspect, Upvc windows and door to the front, tiled floor, double glazed door to, Entrance Hall; decorative Victorian style tiled floor, store cupboard; hot water cylinder and heating controls. Bedroom 1; window to the front, built in wardrobe cupboard, en suite; shower, wash hand basin, w/c and heated tower rail. Bedroom 2; window overlooking side garden, wet room; electric Mira shower, w/c, wash hand basin, heated tower rail, window to the rear. Sitting / dining room; a dual aspect room with windows to the front and side with views towards the coast. Kitchen / Breakfast Room a dual aspect room windows overlooking the side garden patio and garden, French Doors with views towards the coast, fitted wall and base units, integral double oven/grill, induction hob with extractor fan, stainless steel sink and drainer, free standing dishwasher, washing machine, fridge and freezer, opening onto the side. Rear entrance porch / boot room; window to the side overlooking the garden, surrounding countryside to the coast. On the first floor; Large landing. Bedroom 3; a dual aspect room with two Velux windows to the rear with outstanding views over the surrounding land and the sea beyond, dormer window to the front with triple aspect views over the surrounding countryside. En suite; corner shower, wash hand basin, w/c, heater tower rail, Velux window. Bedroom 4; Velux window to the side enjoying far reaching countryside view. En suite; shower, wash hand basin, w/c, heater towel rail and Velux window to the side.



Energy Efficiency Rating

Band	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Outside

Accessed off a quiet 'no through' road over tarmac parking area in front of the garage. A pedestrian entrance gate opens onto a paved path leading to the patio which is ideal for alfresco dining and entertaining. The gardens at the front and side of the bungalow are mainly easily maintained lawns.

Covered Veranda: 2.78m x 1.56m (9'1" x 5'1")

Leading to:

Work from home office: 5.43m max x 2.88m max (17'9" max x 9'5" max)

Upvc double glazed door to the front and side and window to the rear with far reaching views to the sea.

Store Room: 2.27m x 1.15m (7'5" x 3'9")

Garage: 5.34m x 3.05m (17'6" x 10'0")

Electrically operated roller door to the front uPVC double glazed windows to the side.

Attached to the side of the garage

Store Room: 1.80m x 1.55m (5'10" x 5'1")

Services

Water:	Mains
Drainage:	Private
Electricity:	Mains
Heating:	Air source heat pump
Telephone & Broadband:	BT connection - checker.ofcom.org.uk
EPC:	D58
Council Tax:	TBA
Renewable Energy:	Photovoltaic solar array on the bungalow roof

Tenure

This property is offered for sale freehold with vacant possession on completion.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY.
0300 1234100

Viewing Arrangements

Accompanied viewings strictly by appointment with D. R. Kivell Country Property 01822 810810

What3Words

///dairy.curly.slurred

Directions

From Bude take the A39. Proceed for approximately 6 miles, at Wainhouse Corner turn right towards St Gennys Church / Crackington Haven, after approximately a mile turn right to Dizzard /Millook. Continue for approximately a mile turn left to Tresmorn "No Through Road" and after a short distance the entrance to Canberra is on the left.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floorplans, and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements, and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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