



**Eastcott Cross Farm, Eastcott,
Morwenstow, Bude, Cornwall, EX23 9PN**

Guide Price £450,000 Freehold





A detached property with excellent commuting, adjacent to the Atlantic Highway

- Subject to an Agricultural Occupancy Condition
 - 3 Bedrooms
 - Family Bathroom
- Kitchen/Breakfast Room
 - Lounge
- Attached Double Garage
 - Level Gardens
- EPC E & Council Tax D

SITUATION Located adjacent to the A39, the Atlantic Highway, less than 3 miles from the self-contained village of Kilkhampton with its general store, supermarket, butchers and pubs. The coastal resort of Bude is 8 miles south with extensive sandy beaches and cliff walks.

DESCRIPTION A nicely presented 3 bedroom detached house built in 1953 of brick construction beneath a tiled roof with double glazing throughout.

The following accommodation is illustrated on the floorplan overleaf and briefly comprises: uPVC sliding doors into storm porch with further glazed door opening into entrance hall with stairs rising to first floor.

Doors open into the triple aspect lounge with woodburner set on decorative hearth.



From the hall, door into kitchen/breakfast room with a range of base and wall units with fireplace recess containing space for range cooker, island unit with breakfast bar beneath, inset 1 ½ bowl stainless steel sink unit, walk-in pantry.

Door to rear hallway with door to garden and cloakroom with low flush WC and corner wash basin.

The first floor has 3 bedrooms with exposed wood floors and views to both front and rear aspects. Family bathroom with suite of jacuzzi style bath, corner shower cubicle, pedestal wash hand basin and low flush WC.

OUTSIDE Accessed from the parish road via gates to tarmac driveway providing off road parking and access to the double garage with metal up and over doors. The gardens are laid



mainly to lawn with well-defined hedge and fence boundaries.

SERVICES Mains water, mains electricity, private drainage system. Double glazed throughout. Oil fired central heating. Full EPC available on request. Please visit Ofcom website for mobile phone and broadband connectivity.

Please note the Agents have not inspected or tested these services.

AGENT'S NOTE The property is sold subject to an Agricultural Occupancy Condition (AOC) within its original planning permission. A copy is available for inspection if required.

VIEWINGS Strictly by prior appointment through the vendors' appointed Agents, David J Robinson Estate Agents and Auctioneers Ltd. (Please note: minimum of 48 hours notice is required)

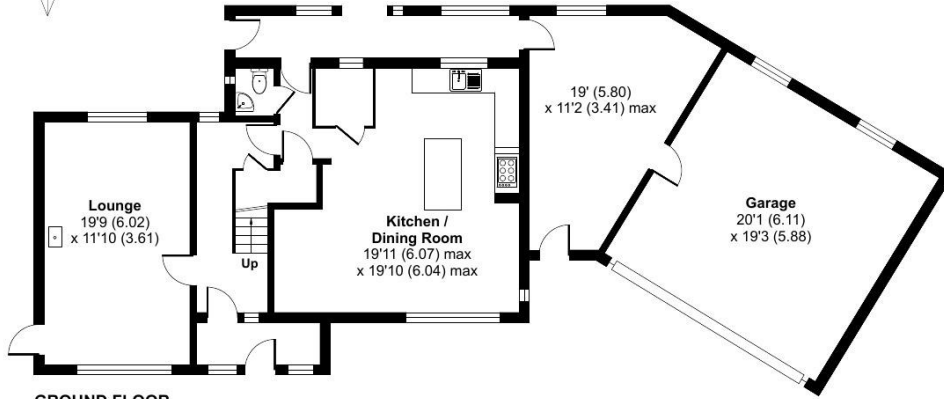
DIRECTIONS Head north from the centre of Kilkhampton village along the A39 towards Barnstaple. After 2.4 miles, the property will be found on the left hand side.

Sat Nav Postcode: EX23 9PN

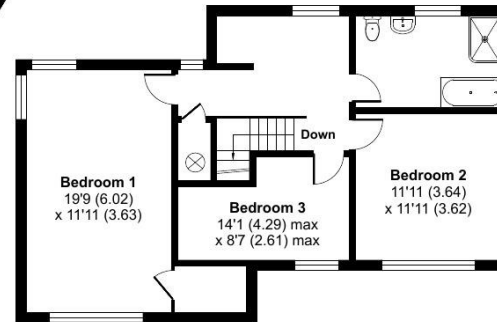
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Approximate Area = 1887 sq ft / 175.3 sq m
Garage = 386 sq ft / 35.9 sq m
Total = 2273 sq ft / 211.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1215838



For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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