



4 The Stables

The Stables Mews, Penstowe Park, Kilkhampton, Bude, EX23 9QY

KIVELLS



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£325,000 Guide Price

Terraced three bedroom barn conversion

Rare opportunity to purchase a property with full residential planning on Penstowe Park with access to acres of beautiful countryside walks and cycle paths

Select community of executive conversions, apartments and detached dwellings

Close to village amenities

Attractive area for both main residence and second home markets

EPC Rating: TBC



Situation

The Stables Mews development site is located in the heart of Penstowe Park Holiday Resort, which has been welcoming holiday makers for over half a century.

Penstowe Park is based on the outskirts of the village of Kilkhampston which has a good range of local amenities including two village stores, post office, primary school, range of fast food outlets, two public houses and a place of worship. Situated between the North Cornish coastal resort of Bude (5.5 miles) and the market town of Holsworthy (9 miles), both offer a wide range of shopping, banking, educational and leisure facilities.

The spectacular and dramatic north Cornish coastline, much of which is a Site of Special Scientific Interest, provides many sandy beaches with a variety of water sports available. The cathedral city and county town of Exeter is approximately 55 miles to the east.



DESCRIPTION

The Stable Mews enjoys two parts, one being a charming Mews courtyard development of 2 and 3 bedroom properties and "The Paddock" accessed through the mews, opening out to a select community of 4 luxury detached private fully residential residences.

4 The Stables is a beautifully designed 3-bedroom barn conversion, offering modern living with spacious interiors. This property is perfect for families or those seeking a stylish and comfortable home for a family getaway or as a permanent residence.

The heart of the home is the spacious kitchen/dining room, providing ample space for cooking, dining and entertaining. A separate living room provides a comfortable reception space and benefits from direct access to the garden. A WC completes the ground-floor accommodation.

To the first floor are three bedrooms, including a generously proportioned principal bedroom with ensuite shower room and a family bathroom.

Set within a desirable location, with local amenities and the surrounding countryside within easy reach, the property offers well-proportioned accommodation. An internal viewing is highly recommended.

SPECIFICATION

General

- Karndean flooring to all living areas
- Carpet to bedrooms
- Prefinished Oak internal doors with chrome ironmongery
- Multimedia plate with satellite and Digital aerial.
- Fibre Broadband
- 10 year new home warranty

Kitchens

- Premium individually designed kitchens
- Quartz stone worktops
- Premium range appliances

Bathrooms and ensuites

- Sleek sanitary ware with contemporary baths, and over bath showers
- Contemporary toilets, sinks and vanity units
- Spacious walk-in showers with chrome fittings
- Heated towel rails

External features

- Patio slabs to the rear of the kitchen and living room
- Grassed garden
- Tarmac driveway with two parking spaces

AGENTS NOTE

Please note photos, CGI's, images, specification and measurements are for guidance purposes only and full details will be provided in your purchase contract to be verified by your solicitor.

SERVICES

Mains electricity, water and drainage. Air source heat pump. Full fibre broadband.

COUNCIL TAX BAND - TBC.

ENERGY EFFICIENCY RATING - TBC. We have been advised that the property is likely to achieve an EPC rating of B.

TENURE - Freehold.

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

Viewings strictly by appointment only

Please ring **01288 359 999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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