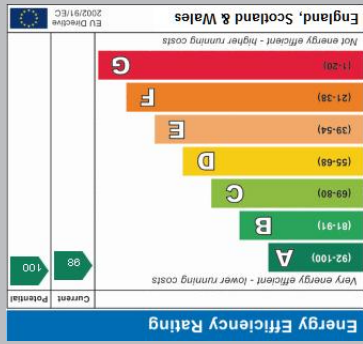


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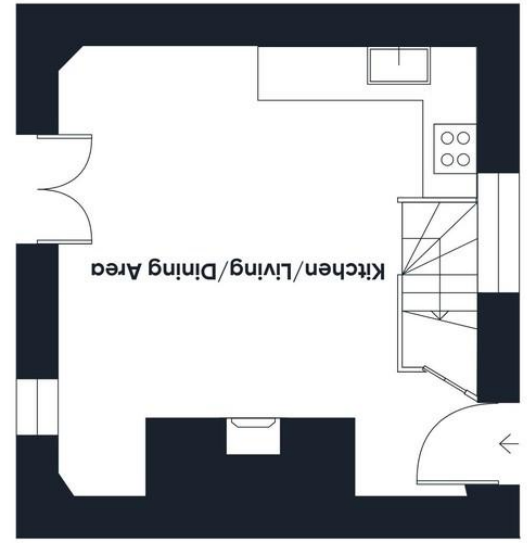


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Approximate total area
 462 ft²
 43 m²



The Property Professionals...

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Moles Burrow, Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

Price £189,950

- End terrace holiday restricted barn conversion
- Within one mile of Sandymouth Beach and coastline
- Open plan kitchen/living/dining room with wood burner
- Two bedrooms and a bathroom
- Allocated parking in the courtyard and private garden



The property professionals

Moles Burrow, Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

Price £189,950

Houndapitt Farm Cottages is a series of traditional stone and slate barns which have been converted into a courtyard of charming barn conversions for holiday use only. Having been let by the current owner for many years as successful holiday rentals they are now being sold separately and would make the perfect second home or investment property given the proven track record.

Located less than a mile from the popular surfing beach of Sandymouth and rugged National Trust coastal path these are perfectly located for a 'great escape', yet are within easy reach of the nearby coastal Town of Bude (4 miles approx) with its amenities and services.

Moles Burrow is an end of terrace cottage and comprises; an open plan kitchen/living/dinning room with a wood burner, two bedrooms, one of which offers stunning coastal views and a bathroom. The property is sold fully furnished, ideal turnkey letting property. The property is sold fully furnished, ideal turnkey letting property.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

16' 9" x 15' 5" (5.11m x 4.7m) Entering via a wooden obscure double glazed stable style door to the open plan kitchen/living/dining room

A bright and spacious dual aspect room with a UPVC double glazed window to the front elevation overlooking the courtyard and UPVC double glazed window and french doors to the rear leading out to the garden. Stairs ascending to the first floor with under stairs storage cupboard, Fireplace with slate hearth and an inset wood burner, wood laminate flooring and tiled flooring to the kitchen area, television point and radiator. The kitchen is fitted with a range of matching wall and base units with a fitted worksurface over, inset stainless steel circular sink, integrated electric oven, inset hob, fridge/freezer and slim line dishwasher.

FIRST FLOOR

Feature exposed stone wall, part vaulted ceiling with exposed roof timbers and 'A' frame, door to cupboard housing the pressurised hot water cylinder and doors serve the following rooms:-

BEDROOM ONE

10' 2" x 7' 9" (3.1m x 2.36m) A double bedroom with part vaulted ceiling with exposed roof timbers and 'A' frame, UPVC double glazed window to the rear elevation with slate

windowsill, offering stunning views over towards the coastline. Built in wardrobe and radiator.

BEDROOM TWO

7' 11" x 7' 3" (2.41m x 2.21m) A bunk room with a UPVC double glazed window to the front elevation overlooking the courtyard, feature exposed stone wall, part vaulted ceiling with exposed roof timbers and 'A' frame, built in wardrobe and electric panel heater.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m) UPVC double glazed window to the rear elevation with slate windowsill, part exposed stone work, exposed timbers, panelled enclosed bath with curved shower screen and mixer shower over with soak head, vanity unit with an inset basin, pushbutton flush WC and radiator.

OUTSIDE

To the front of the property there is allocated parking for one vehicle in the courtyard. To the rear of the property there is a bricked paved courtyard with a pedestrian gate to the rear.

COUNCIL TAX

Band A

SERVICES

Mains water, mains electricity. Private drainage via a shared septic tank. Use of free electricity from a 4Kw solar PV system.



TENURE

Freehold. A service charge will also be required to cover the costs of the private drainage, communal insurance etc of £78.36 per calendar month.

AGENTS NOTE

Please note that Houndapitt Farm has a 52 week holiday use occupancy restriction, which means they can only be used for the purpose of holiday accommodation, therefore, lending themselves as ideal investment properties, or for those looking for a second home to escape to. They cannot be used as a prime principal residence. As a seasonal home specified for use as holiday accommodation the 100% council tax premium on second homes does not apply.

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed up through town via Belle Vue and passing down through Golf Course Road. Continue on this road heading up to Poughill, pass through the village and on reaching the crossroads at the top of the hill turn left signposted Stibb. Continue along this road for approximately 2½ miles until you reach the T-junction. turn left and follow this road for a short distance, take the next left signposted to Sandymouth Bay/Houndapitt Farm and the entrance to the courtyard will be located a short distance along on the right hand side.

