

STAGS

Trenkerval

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Kilkhampton, Bude, EX23 9RY

Kilkhampton 1.2 miles - Bude 6.7 miles - Launceston 18 miles

A stunning three bedroom detached home offering glorious countryside views from an elevated position. Benefitting from an attractive conservatory, en-suite master and generous grounds and gardens, making it an immaculate family home.

- Spacious Detached Family Home
- 2 reception rooms centred around a dual-sided fireplace
- Stunning Conservatory opening onto a decked balcony
- 3 bedrooms, modern en suite and family bathroom
- Generous single garage, utility/store room and parking
- Superb far reaching views
- Gardens and grounds extending to 0.75 acres
- 1.2 miles from local village amenities
- Freehold
- Council Tax Band - E

Guide Price £500,000

SITUATION

The property occupies a private rural setting on the very edge of the popular village of Kilkhampton, 1.2 miles away. The village offers an excellent range of everyday amenities including a primary school, Spar, Co-op, public houses, places of worship, and a thriving local community. The coastal town of Bude lies approximately five miles to the south, renowned for its award-winning sandy beaches, excellent surfing, scenic coastal walks along the South West Coast Path, golf course, leisure centre and a wider range of shopping, educational and recreational facilities. The national trust owned beach at Sandymouth is 4.4 miles way from the property. Whilst the property enjoys an excellent degree of privacy with only one discreet neighbouring property, prospective purchasers should note its position adjoining the B3254, a well-used B-road.

DESCRIPTION

Believed to date from the 1950s, this appealing detached home enjoys a wealth of natural light through attractive bay windows and is perfectly positioned to make the most of the exceptional countryside views to the side and rear. The property benefits from uPVC double glazing and oil-fired central heating throughout, whilst a striking double-sided fireplace with inset wood burning stove provides an attractive focal point to both the principal reception rooms. Outside, the gardens have been thoughtfully landscaped and the adjoining grounds offer excellent versatility for those seeking additional outdoor space.







ACCOMMODATION

A welcoming entrance hall provides access to a useful lobby, ideal for coats and footwear, before leading into the well-proportioned sitting room. The sitting room enjoys a charming bay window and centres around the impressive double-sided fireplace with wood burning stove, which is equally shared with the adjoining dining room to create a warm and sociable atmosphere. The dining room enjoys delightful views across the surrounding countryside and opens directly into a uPVC double glazed conservatory, from where uninterrupted views stretch across miles of rolling farmland. Double doors lead onto an elevated decked balcony, providing a wonderful setting for morning coffee or al fresco dining. The kitchen is well served by a generous walk-in pantry cupboard with space for white goods, offering excellent additional storage and practicality. On the first floor are three bedrooms. The two principal bedrooms are particularly spacious, each enjoying dual aspect windows with attractive bay windows and far-reaching rural views from virtually every angle. The third bedroom provides an ideal guest room and benefits from a contemporary en suite shower room. A family bathroom, fitted with a shower over the bath, together with a useful study area on the landing, complete the accommodation.

OUTSIDE

The property is approached via a driveway providing parking for two vehicles in front of a larger than average single garage. Attached to the rear of the garage is a highly useful additional room, currently utilised by the vendors as a dog room, although equally well suited as a utility room, workshop or hobby space. The surrounding gardens and grounds extend to approximately 0.75 acres.

To the front, an attractive lawn is complemented by well-stocked flower borders, mature shrubs and established bamboo, creating an effective screen from the roadside and enhancing privacy. The side garden has recently been landscaped with decorative gravel and raised planting beds, designed for ease of maintenance.

To the rear, a lawn and patio provide an ideal space for family enjoyment, beyond which gated access leads into the wider grounds. The adjoining land benefits from two separate roadside accesses, offering considerable flexibility and ample space for those with trailers, motorhomes, caravans or larger commercial vehicles. A garden shed provides useful external storage, whilst a recently installed soakaway has been added to enhance the property's private drainage system. Overall, this is an increasingly rare opportunity to acquire a period country home offering privacy, generous outside space and exceptional views, whilst remaining conveniently placed for the amenities of Kilkhampton and the spectacular North Cornish coastline.

SERVICES

Main electricity, water and private drainage via a Klargester with a recently installed soakaway. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (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 Kilkhampton drive along the B3254 for 1.2 miles where the property will be found on the right hand side.

What3words - ///pickles.moderated.thumps

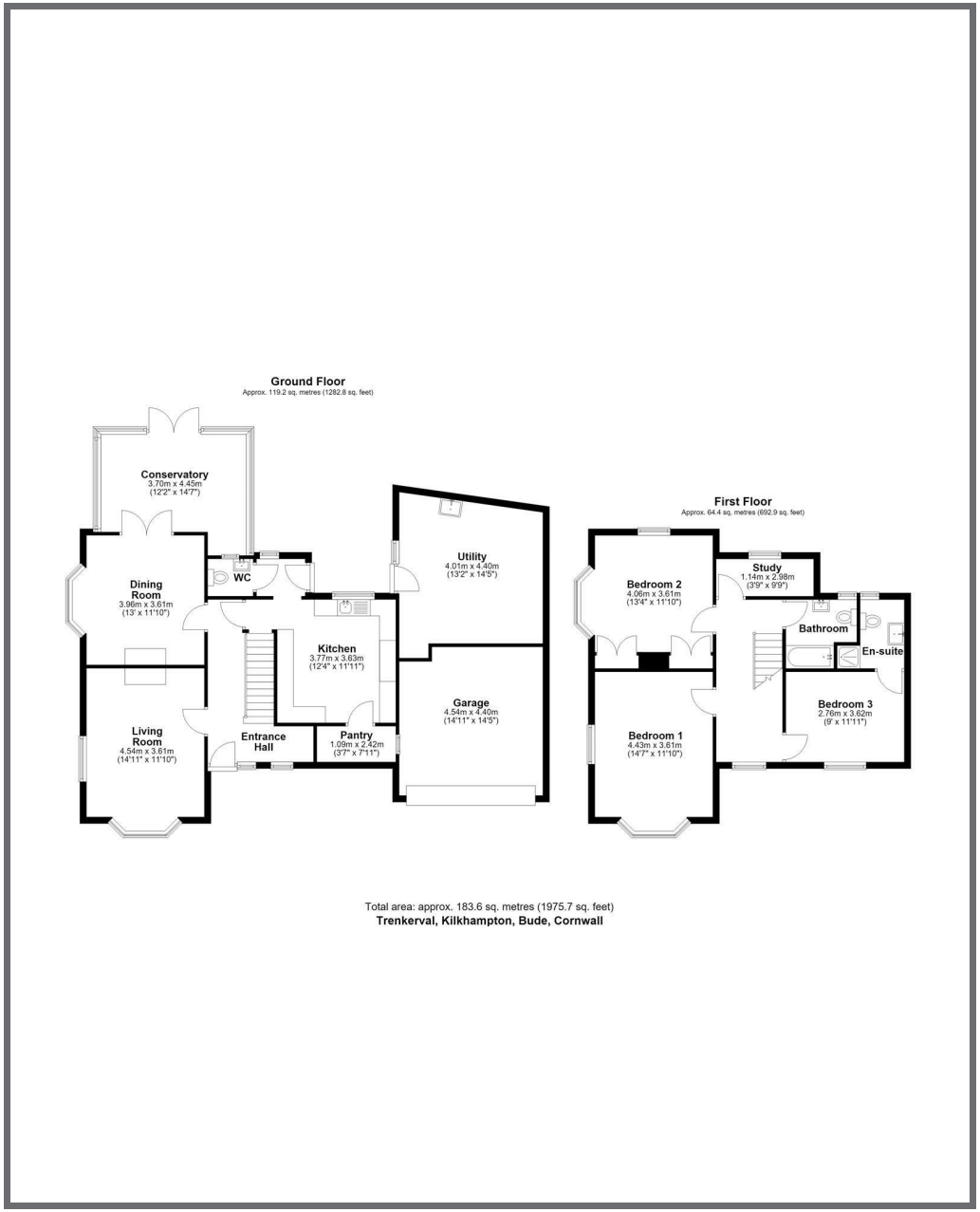




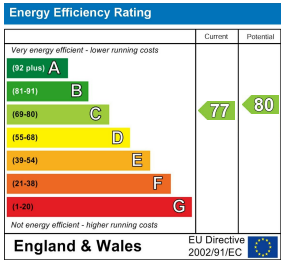


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Total area: approx. 183.6 sq. metres (1975.7 sq. feet)
Trenkerval, Kilkhampton, Bude, Cornwall



Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999