



Spring Lodge

Eastcott, Bude, Cornwall, EX23 9PL

KIVELLS

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£ 425,000 Guide Price

3 Bed detached house.

Well-maintained driveway providing ample off-road parking.

Enclosed rear gardens with patio.

Solar panels for the hot water.

Triple garage/workshop that could be converted subject to planning permissions.



Description

This well-presented three-bedroom detached house, known as Spring Lodge, is nestled in the peaceful hamlet of Eastcott. This substantial property offers a fantastic opportunity for those seeking space and privacy.

The home is approached via a well-maintained driveway providing ample off-road parking, which complements a front garden featuring a large lawn, mature shrubs, and trees. The enclosed rear gardens offer an ideal space for outdoor relaxation and al-fresco dining, with a paved patio, pathway, and pedestrian access on both sides of the house.

Viewing is highly recommended to fully appreciate the remarkable scope, functionality, and rural lifestyle opportunities this property presents.

External Areas

Spring Lodge boasts a triple garage, single garage, and a two-storey barn with conversion potential, subject to the necessary planning permissions. The front garden is laid to lawn with a mature hedge boundary, while pedestrian access on both sides leads to enclosed rear gardens, mainly laid to lawn with a patio ideal for al fresco dining.



Accommodation

Kitchen/ Dining Room

A range of matching wall and base units with work surfaces over incorporating a stainless steel sink/ drainer unit with mixer tap over, electric cooker with extractor hood over and integrated electric oven. Space for under counter fridge. Space and plumbing for dishwasher. Windows to front and side elevations with door providing access to garden. And doors through to the;

Living Room

Spacious reception room with feature fire place with wood burning stove. Windows to front and side elevation with doors providing access to the;

Conservatory

Glazed conservatory with views over the rear gardens. Patio doors providing access to the garden

Utility Room

Matching base units with work surfaces over incorporating a stainless steel sink/drain unit. Space and plumbing for washing machine. Window to rear elevation.

Shower Room

Comprising matching three piece suite with walk in shower, WC and wall hung hand wash basin. Chrome heated towel rail. Window to front elevation.

First Floor Landing

Providing access to all principle rooms, loft access and window to the side elevation enjoying far reaching countryside views.

Bedroom 1

Dual aspect double bedroom with integrated wardrobes and windows to side and rear elevations enjoying fantastic, elevated countryside views.

Bedroom 2

Spacious double bedroom with window to front elevation.

Bedroom 3

Set to the side of the property with window overlooking the garden, double bedroom with built in wardrobes.

Bathroom

A modern three piece suite comprising bath with shower over, W/C and handbasin, window to the front elevation.

Outside

A large drive providing ample off-road parking with access to the triple garage, single garage and the 2 -storey barn, which has the potential to be converted subject to the necessary planning permissions. The front garden is laid to lawn with a mature hedge boundary.





Floor Plans



Floor 0 Building 1

Floor plan for identification purposes only, not to scale



Services

Mains Electric and water. Private drainage. LPG Gas, LPG boiler. Solar panels for the hot water.



EE Rating - E



Council Tax Band - TBC



Directions

What3Words - ///owls.skid.caravan



Virtual Tour

Available upon request.

Viewings strictly by appointment only

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