



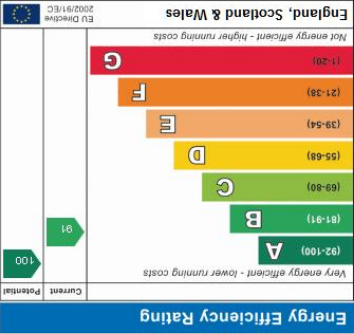
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



Energy Efficiency Rating

Very energy efficient - lower running costs

Current 91 Potential 100

England, Scotland & Wales

EU Directive 2002/91/EC

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

01288 355 828

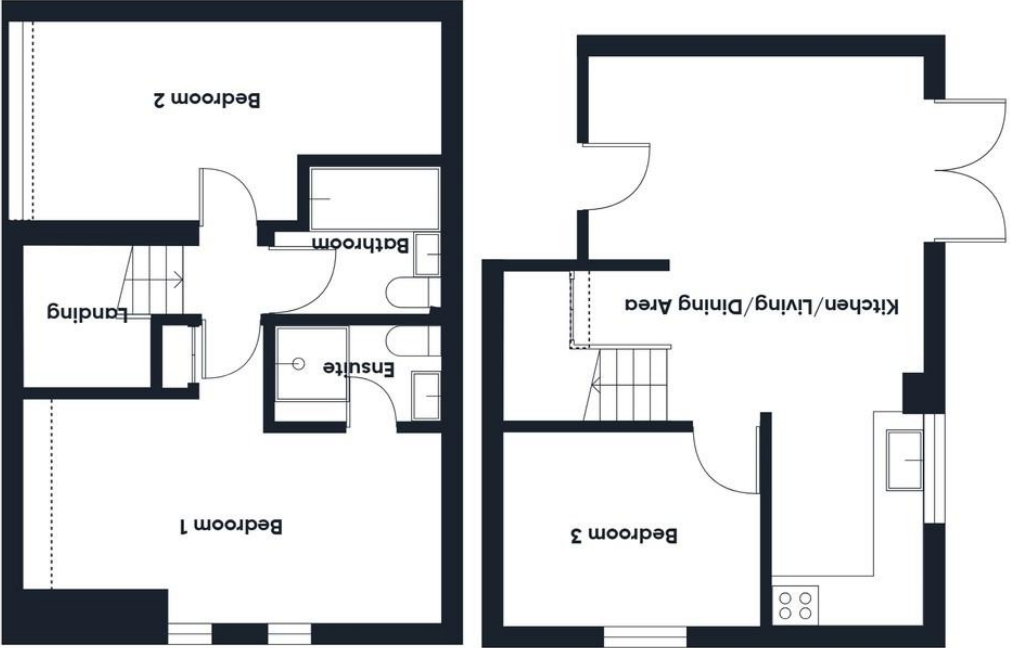
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The Property Professionals...



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COLWILLS



Demelza, Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

- End terrace holiday restricted barn conversion
- Within one mile of Sandymouth Beach and coastline
- Open plan kitchen/living/dining room
- Three bedrooms and ensuite shower and separate bathroom
- Allocated parking in the courtyard and private garden

Price £250,000



The property professionals

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.

Demelza , Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

Price £250,000

Hondapitt 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 previously 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.

Demelza is an end terrace cottage and comprises; an open plan kitchen/living/dinning room with coastal views, three bedrooms, ensuite shower to the principal bedroom and a separate bathroom . Outside there is allocated parking for one vehicle and garden to the rear with a patio seating area and lawn. The property is sold fully furnished , ideal turnkey letting property.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

22'00 max' 14'4 min" x 13' 5" (7.06m x 4.09m) Entry via wooden stable style door to the open plan kitchen/living/dining room with a UPVC double glazed window and matching UPVC double glazed french doors to the rear elevation overlooking the garden, countryside and coastline. Stairs ascending to the first floor, two night storage heaters, wood laminate flooring and tiled flooring to the kitchen. The kitchen is finished with a range of pine matching wall and base units with fitted work surface over, inset stainless steel sink and drainer, inset electric oven inset electric hob, slimline dishwasher and undercounter fridge.

BEDROOM THREE

10' 4" x 8' 00" (3.15m x 2.44m) UPVC double glazed window to side elevation, double bedroom with built-in wardrobe, electric wall mounted heater and built-in wardrobe.

FIRST FLOOR

Doors serve the following rooms:-

BEDROOM ONE

17' 6" x 7'9 max' 6'6 min" (5.33m x 2.29m) A bright and spacious dual aspect double bedroom with twin UPVC double glazed windows to the side elevation, Velux window to the rear with views over the countryside and coastline. Door to airing cupboard housing the water cylinder, built-in wardrobe, dressing table and electric heater. Door to:-

ENSUITE

6' 11" x 3' 11" (2.11m x 1.19m) Aqua panelling to all the walls and wood laminate flooring, corner shower enclosure with a mains fed shower with ceiling mounted soak head, pedestal wash hand basin, push button low flush WC and electric heated towel rail.

BEDROOM TWO

17' 6" x 8'6 max' 5'6 min" (5.33m x 2.57m) A twin bedded room with a Velux window to the rear elevation with views over the countryside and coastline, built-in wardrobe and dressing table.

BATHROOM

Aqua panelling to all the walls, panel enclosed 'P' shaped bath with curved glass shower screen, mains fed shower over with ceiling mounted soak head and separate hand attachment, pedestal wash hand basin, push button low flush WC, electric heated towel rail and wood laminate flooring.

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 paved patio seating area with a brick BBQ and an area of lawn with a pedestrian gate to the rear.

COUNCIL TAX

Band B

SERVICES

Mains water, mains electricity. Private drainage via a shared seware and waste water treatment plant. 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.

