



The Property Ombudsman

www.colwills.co.uk

E: bude@colwills.co.uk

01288 355828

Bude, Cornwall

EX23 8BB

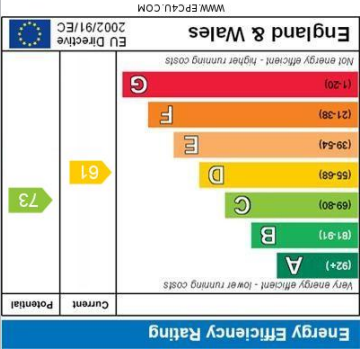
32 Queen Street



BRITISH PROPERTY AWARDS

MULTIPLE GOLD WINNER

ESTATE AGENT IN BUDE



Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

73

61

73

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, 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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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.

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



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Morhart, Aldercombe Lane

Kilkhampton, Bude, Cornwall, EX23 9RT

- Spacious detached house which would benefit from some general modernisation and updating
- Located in the popular village of Kilkhampton in a quiet no through road
- Living room with an open fire, kitchen dining room, study
- Five bedrooms, two bath/shower rooms
- Single garage with inspection pit, off road parking and enclosed gardens





Directions

From Bude head north on the A39 for approximately 5 miles. Proceed through the village of Kilkhampton, passing the main square and shops. As you start to leave the village turn right towards 'Bridgemans' on Aldercombe Lane and the property will be found a short distance along on the right-hand side.



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Morhart, Aldercombe Lane

Kilkhampton, Bude, Cornwall, EX23 9RT

£450,000

Morhart is an exceptionally spacious and deceptively generous home, offered to the market for the first time since it was built and with the added benefit of no onward chain. Tucked away in a quiet no-through road, the property enjoys a peaceful setting while being just a stone's throw from the excellent amenities available in the popular village of Kilkhampton.

Originally designed as a bungalow, the property has been thoughtfully adapted to incorporate a substantial loft conversion, creating versatile and well-balanced accommodation arranged over two floors, making it an ideal home for families or those seeking additional space.

A wonderful opportunity for buyers looking to modernise and update a property to their own taste. The home is perfectly liveable while improvements are made. With plenty of potential to add value and make it their own, this is an exciting prospect for those looking to create their dream home. The accommodation briefly comprises an entrance hall, living room with open fire, separate study, kitchen/dining room featuring an oil-fired Rayburn, two ground floor bedrooms and a family bathroom. To the first floor are three further bedrooms and a shower room.

Outside, the property benefits from a single garage with adjoining utility room, off-road parking and an enclosed rear garden.

ENTRANCE HALL Entering via a wooden framed obscure glazed door with matching fixed side panel to the entrance hall with staircase ascending to the first floor, coved artex ceiling, useful storage cupboard and airing cupboard housing the factory lagged hot water cylinder. Doors serve the following rooms:-

LIVING ROOM 19' 7" x 13' 00" (5.97m x 3.96m) UPVC double glazed window and matching French doors to the rear elevation overlooking the garden and surrounding countryside. Coved artex ceiling, open fireplace with tiled surround and two radiators.

STUDY 9' 7" x 6' 3" (2.92m x 1.91m) UPVC double glazed window to the front elevation, coved artex ceiling and radiator.

KITCHEN/DINING ROOM 16' 6" x 13' 2" (5.03m x 4.01m) Twin UPVC double glazed windows to the front elevation, coved artex ceiling, radiator, tiled flooring to the kitchen and wood laminate to the dining area.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, space for freestanding electric cooker and oil fired Rayburn.

BEDROOM ONE 13' 2" x 13' 2" (4.01m x 4.01m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and surrounding countryside. Coved artex ceiling, fitted wardrobes, shower enclosure with electric shower,

radiator and wood laminate flooring.

BEDROOM TWO 13' 00" x 8' 11" (3.96m x 2.72m) A double bedroom with a UPVC double glazed window to the front elevation, coved artex ceiling, wood laminate flooring and radiator.

BATHROOM 10' 9" x 5' 6" (3.28m x 1.68m) UPVC obscure double glazed window to the rear elevation, coved artex ceiling, panel enclosed bath, pedestal wash hand basin, push button low flush WC, light grey oak wood effect laminate floor and radiator.

FIRST FLOOR Twin wooden framed double glazed skylights to the front elevation, loft hatch access, radiator and door to eaves storage. Doors serve the following rooms:-

BEDROOM THREE 17' 00" x 15'5 max' 10'7 min" (5.18m x 4.83m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and surrounding countryside. Artex ceiling and radiator.

BEDROOM FOUR 17' 3" x 9' 3" (5.26m x 2.82m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and surrounding countryside. Artex ceiling, loft hatch access, radiator and door to eaves storage.

BEDROOM FIVE 14' 7" x 9'6 max' 4'9 min" (4.44m x 2.84m) Wooden framed double glazed skylight window to the rear elevation with views over towards the surrounding countryside, artex ceiling, eaves storage and radiator.

SHOWER ROOM 8' 11" x 5' 11" (2.72m x 1.8m) Wooden framed double glazed skylight window to the rear elevation with views over towards the surrounding countryside, artex ceiling, shower enclosure with



electric shower, pedestal wash hand basin, push button low flush WC, radiator and storage cupboard.

GARAGE 19' 1" x 9' 10" (5.82m x 3m) Up and over door, UPVC double glazed window to the side elevation, light and power connected, wall mounted consumer unit and inspection pit. Door to:-

UTILITY ROOM 9' 3" x 7' 3" (2.82m x 2.21m) UPVC obscure double glazed window and door to the rear elevation, artex ceiling, matching wall and base units with fitted worksurface, inset stainless steel sink and drainer and Grant floor standing oil fire boiler.

OUTSIDE

To the front of the property there is extensive off road parking, useful shed with woodstore to one side. Gate and path which lead to the rear enclosed garden which is laid mainly to lawn with established trees and shrubs and further shed.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water. Private drainage via septic tank. Oil fired central heating.

TENURE

Freehold

