



Home Cottage

West Street, Kilkhampton, Cornwall, EX23 9QW

KIVELLS

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West Street, Kilkhampton, Cornwall, EX23 9QW

£200,000 Offers in Excess of

Two bedroom character cottage

Perfect holiday let or first time home

Popular village location just five miles from Bude

South-facing rear garden

Offered for sale with no onward chain

EPC Rating: D



Location

Situated down a quiet lane on the edge of the self-contained, popular village of Kilkhampton, which offers a comprehensive range of everyday amenities including village stores, Co-Op mini supermarket, independent butchers, food takeaway outlets, public house, places of worship, hairdressers, holiday and health resort and excellent primary school. The property is located within walking distance of Kilkhampton Commons, and the site of a Norman 'Motte and Bailey'. Nature trails to Duckpool are situated 3.5 miles from Kilkhampton.

The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5.

The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

DESCRIPTION

This two-bedroom cottage is situated on the edge of the popular village of Kilkhampton, this delightful property boasts a number of character features and is offered to the market with no onward chain. The property would make an ideal starter for a young family wanting to put their own mark on the first home or for a lock up and leave holiday home.

The property briefly comprises of a living/dining room, kitchen, family bathroom and two bedrooms, one ensuite. To the rear of the property are a range of useful outbuildings and a raised, south facing, garden.

ACCOMMODATION

Entrance through UPVC double glazed door with obscured sidelights to:

LIVING/DINING ROOM

UPVC double glazed windows to the front, side and rear aspects. Feature stone fireplace housing log burner, understairs storage, exposed beams, space for living room furniture and further space for 4-seater dining table. Wall hung lights, radiator, stairs rising to the first floor and door leading to:

KITCHEN

A range of matching eye and base level units with worktops over incorporating composite sink/drainage unit with mixer tap over and tiled splash backing. Further space for freestanding electric cooker with electric hob over, extractor hood and tiled splash backing. Further space and plumbing for washing machine and small stacked fridge over. Further worktops with built in shelving over, radiator, carpet tiles, ceiling light, UPVC double glazed obscured window to the side aspect, UPVC double glazed window to

the other side, overlooking the pathway to the garden and UPVC double glazed obscured patio door leading to the garden. Door leading to:

REAR HALLWAY

Step up from the kitchen with fitted carpet, loft hatch access, ceiling lights and doors to:

BEDROOM TWO

Bedroom currently with bunk beds to maximise the space with fitted carpets, radiator, space for bedroom furniture, ceiling light and UPVC double glazed window to the side aspect.

BATHROOM

Three-piece suite comprising panel enclosed bath with tiling floor to ceiling, pedestal hand wash basin, close coupled low level flush WC, radiator, UPVC double glazed obscured window to the side aspect and storage cupboard.

FIRST FLOOR LANDING

Stair with fitted carpet rise to the first-floor landing comprising ceiling light, fitted carpet and door to:

BEDROOM ONE

Generous sized bedroom with loft hatch, ceiling light, ample space for bedroom furniture, UPVC double glazed window to the front aspect, fitted carpets, radiator further window overlooking the stairs with further high-level obscured window to the bathroom and door to:

EN-SUITE

Fitted carpets, low level flush WC, radiator, shower enclosure with tiled splash backing and electric shower over, ceiling light and UPVC double glazed window to the rear aspect.

Outside

To the rear of the property there is concrete path leading down the side of the property to the right there is a storage cupboard housing the boiler unit with power and lighting connected. Built-in coal bunker and steps up to astro turf lawn with space for small seating area and pots for planting. Oil tank and water storage. At the rear a further stone-built shed. One half has lighting and power connected with timber frame windows to the front aspect, perfect for a separate utility room.

Services

Mains water, electric and drainage. Oil fired central heating.

Tenure

Freehold



EE Rating - D



Council Tax Band - B



Directions

What3Words – guesswork.snares.alarms



Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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