



# 8 Penhalt Cottages

Kilkhampton, Bude, Cornwall, EX23 9QY

KIVELLS

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Kilkhampton, Bude, Cornwall, EX23 9QY

£75,000 Guide Price

Two bedroom FREEHOLD holiday cottage

Subject to an 8-month holiday occupancy restriction

Excellent holiday let and income potential

Communal car parking available nearby

Within walking distance of the village's excellent range of amenities

EPC Rating: E



## Situation

Penstowe Park Holiday Village is situated on the fringe of the self-contained village of Kilkhampton which offers a comprehensive range of everyday amenities including post office, two village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school.

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

8 Penhalt Cottage is a well-presented two-bedroom freehold holiday cottage occupying an elevated position on the edge of Penstowe Holiday Park, less than a quarter of a mile from the popular village of Kilkhampton and the A39 Atlantic Highway.

The property offers spacious and well-appointed accommodation comprising two double bedrooms, a shower room, and an open-plan kitchen/living area. Being sold fully furnished, the cottage would make an ideal holiday retreat, investment purchase or lock-up-and-leave property.

### THE SITE

Penstowe Park Holiday Village is set within approximately 30 acres of attractive parkland, surrounded by rolling countryside and within easy reach of the dramatic North Cornish coastline. Located just 2½ miles from the sandy beach at Sandymouth Bay and within walking distance of the thriving village of Kilkhampton, Penstowe Park is ideally situated for exploring the many attractions of both Cornwall and Devon.

### ACCOMMODATION

Entrance via an obscure uPVC part-glazed door into:

### KITCHEN/LIVING AREA

A bright triple-aspect room with windows to the front, rear and side elevations, together with a door providing access to the gardens. The kitchen is fitted with a range of base and eye-level units with work surfaces over and a stainless steel inset sink with mixer tap and drainer. Integrated Hotpoint oven with hob, tiled splashback and extractor hood over. Space for an under-counter fridge, freezer or washing machine, dining table and additional furniture. Useful understairs storage cupboard. Tiled flooring to the kitchen area with fitted carpet to the living space. Radiator.

Stairs rise to:

### LANDING

Fitted carpet and access to the loft hatch.

### BEDROOM ONE

Window to the front elevation enjoying views towards the surrounding countryside. A generous double bedroom with space for a double bed and a range of furniture. Fitted wardrobe, fitted carpet and radiator.

### BEDROOM TWO

Window to the rear elevation. A good-sized twin bedroom with space for two single beds and additional furniture. Fitted carpet and radiator.

### SHOWER ROOM

Three-piece suite comprising a low-level W.C., wash hand basin and shower enclosure with glazed screen and tiled surround. Laminate flooring.

### OUTSIDE

To the rear of the cottage is a large communal lawned garden together with a patio area, ideal for outdoor dining, barbecues and relaxing during the warmer months.

Ample parking is available along Penstowe Road and directly in front of the property.

## Services

Electricity via prepaid meter, mains metered water.

## Service Charges

Services £848.39

Electric Maintenance £147.47

Refuse charge £227.36



EE Rating - E



Council Tax Band - A



Directions

What3Words - ///giggled.lighters.singer



Virtual Tour

Available upon request.

## 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](http://www.kivells.com).



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