



Atlanta



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Crackington Haven, Bude, Cornwall, EX23 0JR

Crackington Beach 1.1 miles - Bude 11 miles - Launceston 17 miles

A 4 bedroom, 3 reception room detached home with superb rural views, located close to the beach and South West coast path.

- Flexible accommodation
- Dining room and conservatory
- No chain
- Garage, utility and ample parking
- Freehold
- Generous Living room
- Great countryside views
- Close to the beach and shop
- Pretty, well stocked gardens
- Council Tax Band: C

Guide Price £500,000

SITUATION

The property occupies a non-estate position within the highly sought-after North Cornish coastal village of Crackington Haven, with views of miles of beautiful countryside yet is within easy reach of the rugged coastline. The village itself offers a welcoming community, a locally run shop, an Institute which has a snooker table, table tennis, yoga and other local events, and access to the renowned beach, popular for bathing, surfing and coastal walks along this unspoilt stretch of coastline. In fact, you can walk down the hill from the property and, at the bottom of the valley, you can walk along a public footpath that leads to the beach, pub and cliffs.

The nearby beauty spots of Boscastle, Trebarwith Strand and Widemouth Bay are all within easy reach, while the towns of Camelford (approximately 5 miles) and Bude (approximately 12 miles) provide a wider range of shopping, schooling and leisure facilities. The A39 is also readily accessible, offering links along the North Cornish coast.

DESCRIPTION

Available with no onward chain, this deceptively spacious detached residence offers versatile and well-proportioned accommodation throughout. The property enjoys an elevated outlook inland, over the surrounding countryside, and benefits from three reception rooms and four bedrooms, providing flexibility for a variety of living arrangements.



The internal layout offers an abundance of natural light and is adaptable with 2 ground floor bedrooms and a shower room and 2 first floor bedrooms, with generous living spaces including a Upvc double glazed conservatory.

ACCOMMODATION

The accommodation is arranged over two floors and briefly comprises a spacious entrance lobby leading through to a generous living room, featuring a brick fireplace with inset wood burning stove and French doors opening onto a front patio which enjoys great views.

The kitchen is fitted with a range of units and integrated appliances, with an adjoining dining room providing ample space for entertaining, which in turn leads to a conservatory overlooking the pretty rear garden. The conservatory has easy access to the generous sun terrace which is an ideal sun trap in the afternoon.

Also on the ground floor are two double bedrooms, one of which benefits from French doors to the patio, together with a family shower room. On the first floor, a spacious landing gives access to two further double bedrooms, both enjoying elevated rural views, and a family bathroom. The property, whilst very well maintained, would now benefit from a general decorative update internally.

OUTSIDE

The property is approached via a tarmacadam driveway providing ample off-road parking and access to a detached garage with adjoining useful utility room.

The front garden is principally laid to lawn with mature planting and enjoys a pleasant outlook over the surrounding countryside, with a patio area adjoining the principal bedroom.

Gated access leads to the enclosed rear garden, which is laid mainly to lawn and bordered by fencing, offering a good degree of privacy. A paved terrace adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining, together with a useful timber shed.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

Main electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Windows are Upvc double glazed throughout. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

Whats3words.com - ///cute.balance.downcast



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

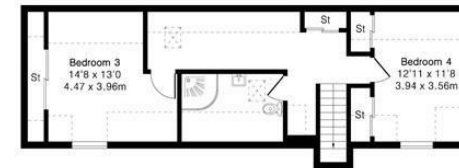
Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

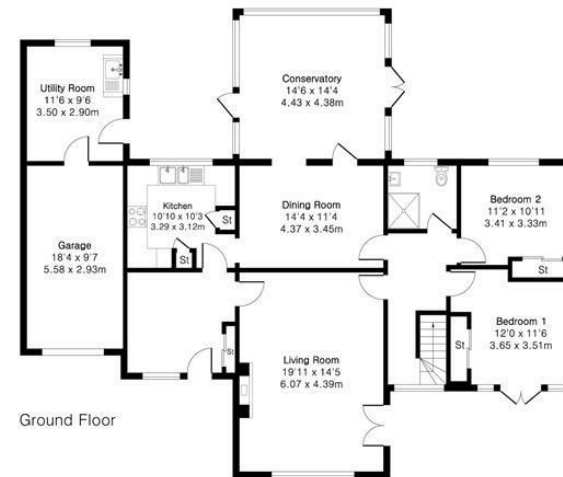
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**Approximate Gross Internal Area 1989 sq ft - 185 sq m
(Excluding Garage)**

Ground Floor Area 1409 sq ft - 131 sq m
First Floor Area 580 sq ft - 54 sq m
Garage Area 176 sq ft - 16 sq m



First Floor



Ground Floor

For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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