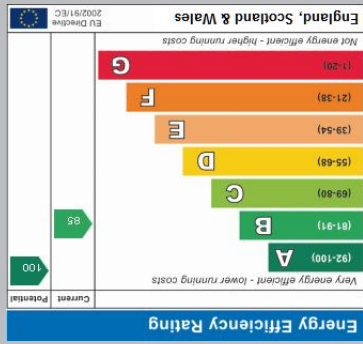


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 EX23 8BB

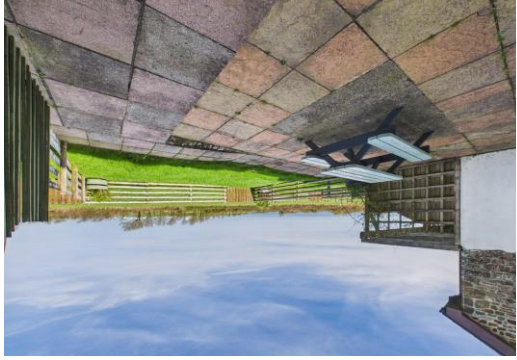


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information 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.

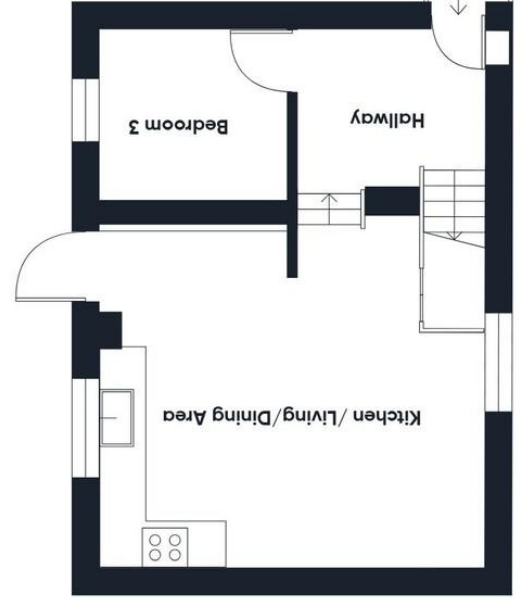
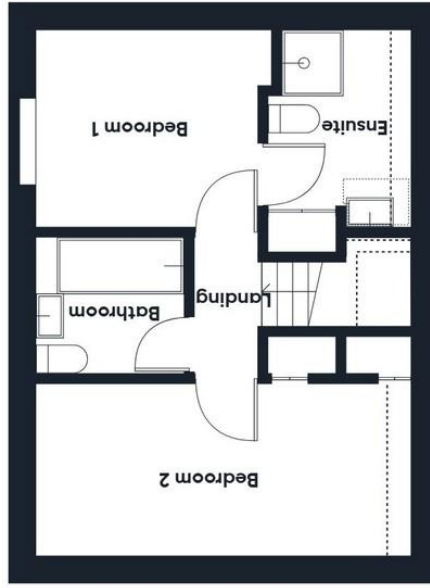
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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Approximate total area<sup>(1)</sup>  
 707 ft<sup>2</sup>  
 65.8 m<sup>2</sup>  
 Reduced bedroom  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>



*The Property Professionals...*

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## Verity, Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

Price £245,000

- Mid 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



*The property professionals*

# Verity, Houndapitt Farm

Stibb, Bude, Cornwall, EX23 9HW

Price £245,000

Houndapitt 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.

Verity is a mid terrace cottage and comprises; a entrance hall, open plan kitchen/living/dinning room, 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 property.

## ENTRANCE HALL

Entering via wooden door to entrance hall with stairs ascending to the first floor, night storage heater, tiled flooring and stairs descend down to:-

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

**16' 11" x 15' 2" (5.16m x 4.62m)** A bright and spacious dual aspect room with UPVC double glazed window to front elevation overlooking the courtyard, UPVC double glazed window and door to rear elevation overlooking the garden and countryside. Door to under stairs storage cupboard, wood laminate flooring and tiled flooring to the kitchen area. Kitchen is finished with a range of matching wall and base units with fitted worksurface over, inset sink and drainer with mix tap over, attractive tiled splashback, inset electric oven, inset hob, dishwasher and under counter fridge.

## BEDROOM THREE

**8' 3" x 7' 4" (2.51m x 2.24m)** UPVC double glazed window to the rear elevation, double bedroom with built-in wardrobe, wall-mounted flat screen television, independent bedside light switches and electric heater.

## FIRST FLOOR

Doors serve the following rooms:-

## BEDROOM ONE

**10' 00" x 8' 8" (3.05m x 2.64m)** A double bedroom with a Velux window to the rear elevation with countryside and coastal views, beams to ceiling, and independent bedside light switches and electric heater. Door to:-

## ENSUITE

**8' 9" x 6' 4" (2.67m x 1.93m)** Aqua board panelling to two walls, corner shower enclosure with mains fed shower ceiling mounted soak head, slate countertop with freestanding basin, push button low flush WC, chrome heated towel rail, wood effect vinyl flooring, wall mounted electric fan heater and built-in storage.

## BEDROOM TWO

**16' 8" x 7' 9" (5.08m x 2.36m)** A twin bedded room with beams to ceiling, Velux window to the rear elevation with coastal and countryside views, built-in wardrobe, wall-mounted flat screen television, independent bedside light switches and electric heater.

## BATHROOM

**6' 6" x 6' 2" (1.98m x 1.88m)** Aqua board panelling to four walls, 'P' shaped bath a curved glass shower screen, mains fed shower with ceiling mounted soak head, separate hand attachment, pedestal wash hand basin, push button flush WC electric heated towel rail and wood effect vinyl 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 and an area laid to lawn with a pedestrian gate to the rear.

## COUNCIL TAX

Band B



## SERVICES

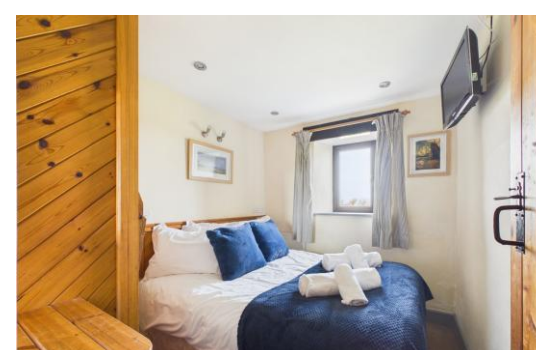
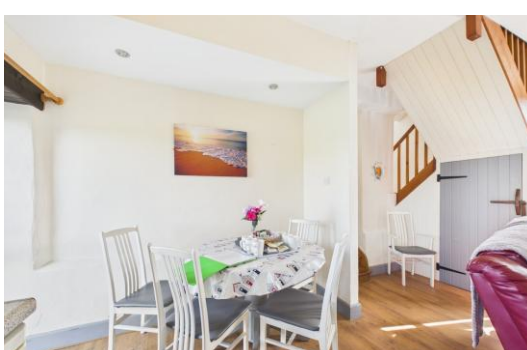
Mains water, mains electricity. Private drainage via a shared sewage and water treatment plant. Use of free electricity from a 4Kw solar PV system.

## 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.



**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.

