



## Lundy Drive

Crackington Haven | Bude | Cornwall



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A deceptively spacious four/five bedroom detached property situated in a corner cul-de-sac position in a popular North Cornwall seaside village. The property is approximately a mile from the lush sandy beach at Crackington Haven with its Public House and Cafe. The property has off-road parking at the front alongside a single garage and an enclosed garden at the rear.

Entrance to the property is into the hallway with stairs to the first floor and a door into the living room with two front facing windows enjoying a pleasant rooftop view. There is a spacious open-plan kitchen and breakfast room with double doors providing access to the rear garden. There are three potential bedrooms on the ground floor, however there is flexibility for this side of the property to be utilised as an annex with the rear room being a living room and a small kitchenette area.

On the first floor there are 2 spacious double bedrooms with en-suite shower rooms. The property has parking for numerous vehicles and the property is link detached with the garage attached to the neighbouring garage. There is access to the side of the property and the rear garden is laid to gravel with a covered area to the rear of the garage. There is a lawned area alongside vegetable beds and a range of sheds alongside a greenhouse.



### Situation

The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking cliff-top coastal walks etc. Other nearby picturesque beauty spots include Tintagel, Boscastle, Trebarwith Strand, Strangles, Roughtor, Summerleaze, Crooklets, Sandymouth, Northcott, Widemouth Bay beaches and a bit further afield the Camel Trail and Padstow. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.

### Directions

The postal code for the property is EX23 0PB. The property can be found by turning left into Lundy Drive and following the road to the left into the cul-de-sac where the property can be found in the far right hand side corner.

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## Hallway

## Living Room

14'7" x 11'8" (4.47m x 3.58m)

## Kitchen / Dining Room

19'7" x 8'6" (5.98m x 2.61m)

## Inner Hallway

## Shower Room

6'7" x 5'6" (2.02m x 1.70m)

## Sitting Room / Bedroom

11'8" x 8'8" (3.56m x 2.65m)

## Bedroom

11'8" x 11'6" (3.58m x 3.52m)

## Bedroom

11'6" x 8'3" narrowing to 5'8" (3.51m x 2.53m narrowing to 1.74m)

## First Floor

## Bedroom 1

16'2" narrowing to 9'8" x 14'7" sloping ceilings (4.95m narrowing to 2.96m x 4.45m sloping ceilings)

## En-suite

7'7" max x 5'3" max (2.32m max x 1.62m max )  
L Shape

## Bedroom 2

17'10" narrowing to 11'9" x 14'7" max sloping ceil (5.46m narrowing to 3.59m x 4.46m max sloping ceili)

## En-suite

7'8" max x 5'9" max (2.34m max x 1.76m max )  
L Shape

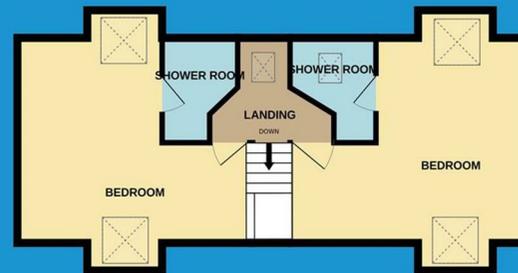
## Services

Mains Electricity, Water and Drainage.  
Council Tax Band C

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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