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*The Property Professionals...*



## Birchwood, Underlane

Marhamchurch, Bude, Cornwall, EX23 0EW

Price £450,000

- Modern detached spacious family home
- Located in the quiet and popular village of Marhamchurch
- Triple aspect living room, study, kitchen/breakfast room
- Four bedrooms with ensuite to the principal and separate family bathroom
- Attached single garage, off road parking and gardens to three sides. No onward chain



*The property professionals*

# Birchwood, Underlane

Marhamchurch, Bude, Cornwall, EX23 0EW

Price £450,000

Birchwood is a spacious and modern detached house tucked away in a non estate location in the peaceful and sought after village of Marhamchurch. The property is within walking distance of the village pub and The Weir café and bistro, which offers excellent daytime and evening food. There is also a useful village shop and regular food vans that visit the village for evening takeaway food.

The property offers an entrance hall with slate tiled flooring, cloakroom, triple aspect living room with wood burner, study, spacious kitchen/breakfast room and utility room. On the first floor are four bedrooms with an ensuite to the principal bedroom and separate bathroom.

Outside there is off road parking for three vehicles, and lawned gardens to three sides with a patio seating area. Available with no onward chain.

## ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall with coved ceiling, staircase ascending to the first floor, radiator and slate tiled flooring. Doors serve the following rooms:-

## CLOAKROOM

**6'10 max' 4'3 min" x 5' 8" (1.93m x 1.73m)** Coved ceiling, pedestal wash hand basin, WC, tiled flooring, useful storage cupboard and radiator.

## LIVING ROOM

**21' 1" x 11' 9" (6.43m x 3.58m)** A bright and spacious triple aspect room with UPVC double glazed windows to the front and side elevations overlooking the gardens and UPVC double glazed sliding patio door to the rear leading out to the patio seating area and gardens. Coved ceiling, fireplace with wooden mantle, slate tiled hearth with wood burner, television point and radiator.

## STUDY

**11' 9" x 6'3 max ' 4'7 min" (3.58m x 1.93m)** A UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling, television point, telephone point and radiator.

## KITCHEN/BREAKFAST ROOM

**14' 4" x 11' 8" (4.37m x 3.56m)** A spacious kitchen/breakfast room with a UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling, slate tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset ceramic one and a half bowl sink and drainer with

mixer tap, tiled splashback, inset four ring gas hob, integrated electric oven and integrated dishwasher. Door to:-

## UTILITY

**9' 9" x 5' 8" (2.97m x 1.73m)** UPVC double glazed door and window to rear elevation overlooking and leading out to the gardens. Coved ceiling, slate tiled flooring, cupboard houses the Worcester gas fired boiler, hot water cylinder, wall mounted consumer unit and space and plumbing for washing machine.

## FIRST FLOOR

Coved ceiling, loft hatch access, storage cupboard and doors serve the following rooms:-

## BEDROOM ONE

**11' 8" x 11' 7" (3.56m x 3.53m)** A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling, fitted twin double wardrobes, television point and radiator. Door to:-

## ENSUITE

**7' 10" x 5'7 max' 3'7 min" (2.39m x 1.6m)** UPVC obscure double glazed window to the front elevation, coved ceiling, double shower enclosure with mains fed shower, pedestal wash hand basin, WC, wall tiling, tiled floor and wall mounted heated towel rail.

## BEDROOM TWO

**11' 9" x 10' 10" (3.58m x 3.3m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Coved ceiling, built in double wardrobe and radiator.

## BEDROOM THREE

**11' 9" x 7'10 max' 5'10 min" (3.58m x 2.26m)** UPVC double glazed window to the side elevation offering a pleasant rooftop outlook towards the countryside. Coved ceiling, built in double wardrobe and radiator.



## BEDROOM FOUR

**11' 8" x 7' 1" (3.56m x 2.16m)** UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling, built in single wardrobe and radiator.

## BATHROOM

**7' 10" x 5' 9" (2.39m x 1.75m)** UPVC obscure double glazed window to the rear elevation, coved ceiling, panel enclosed bath with mains fed shower and glass shower screen, pedestal wash hand basin, WC, tiled flooring and a wall mounted heated towel rail.

## GARAGE

**19' 2" x 10' 7" (5.84m x 3.23m)** Up and over door with wooden framed double glazed window to the rear elevation, UPVC pedestrian door to the side. Light and power connected and cold water tap.

## OUTSIDE

To the front of the property, there is off-road parking for two to three vehicles with path leading to the front door. Path leads all around the house with lawn gardens to three sides with established hedge boundary to the front and one side. Paved patio seating area accessed from the living room.

## COUNCIL TAX

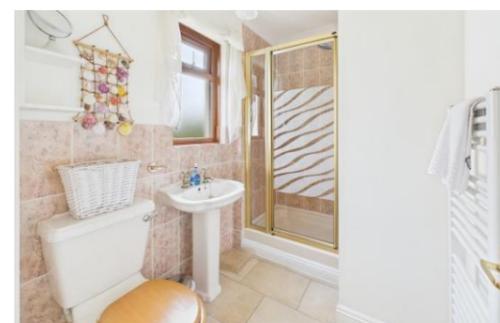
Band E

## SERVICES

All mains services are connected

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude head up through Kings Hill towards the A39. On reaching the A39 turn right, after 100 yards turn left, signposted to Marhamchurch. Follow the road for approximately a mile into the village. At the T-junction turn right, then first left into Underlane. Follow this road around down the hill and the property will be located on the left hand side.

