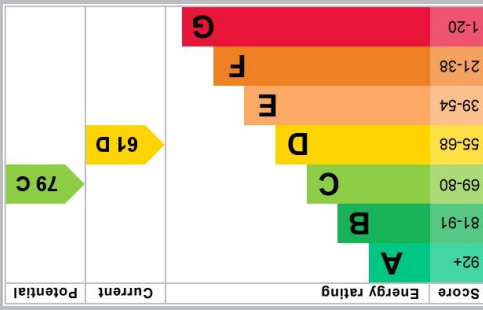


01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB

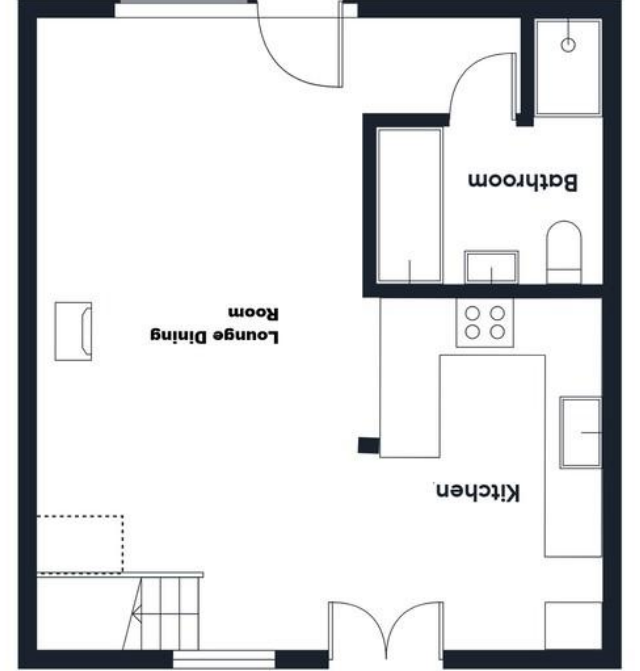
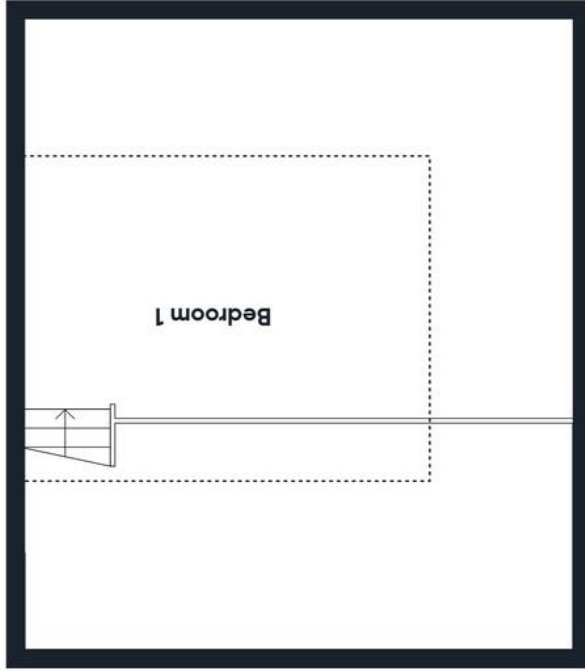


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain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



Approximate total area^m
 725 ft²
 67.3 m²
 Reduced headroom
 161 ft²
 15 m²



The Property Professionals...



Helyk, Lower Thurlibeer

Stratton, Bude, Cornwall, EX23 9NP

Price £299,950

- Stunning barn conversion, idyllic rural location, close to town/beaches
- Beautifully appointed accommodation with part vaulted ceilings
- Stylish open plan kitchen/living/dining room with wood burner
- Mezzanine bedroom with country/coastal views and bath/shower room
- South/south westerly enclosed private garden and parking for three vehicles



The property professionals

Helyk, Lower Thurlibeer

Stratton, Bude, Cornwall, EX23 9NP

Price £299,950

Helyk is a charming barn conversion set among a small collection of beautifully restored properties, surrounded by rolling countryside yet conveniently close to the town and nearby beaches.

This thoughtfully designed and well-presented home features a stylish dual-aspect open-plan kitchen, living, and dining area. The space combines slate flagstone and wood-effect flooring with underfloor heating, and is centered around a cosy 5kW wood-burner. The ground floor also includes a modern bath/shower room, while a mezzanine bedroom above enjoys picturesque rural and coastal views.

Outside, the property benefits from parking for up to three vehicles and a generous, enclosed south to south-westerly facing garden. Mainly laid to lawn, the garden also includes a decked seating area—perfect for relaxing while taking in the surrounding countryside. Offered with no onward chain.

LOUNGE/DINING ROOM

22' 4" x 11' 5" (6.81m x 3.48m) Entering via a wooden framed double glazed door to the dual aspect semi open plan living/kitchen/dining room with a wooden framed double glazed window, with wooden lintel above, to the front elevation and a wooden framed double glazed window to the rear overlooking the garden with a slate windowsill. Part vaulted ceiling, slate hearth with 5kW wood burner, recess with floating shelves, wooden cupboard with slate top which houses the under floor heating manifolds, part slate flagstone flooring and part wood laminate, both with underfloor heating.

KITCHEN

12' 3" x 8' 11" (3.73m x 2.72m) The kitchen is finished with a range of light grey high gloss base units with a wood laminate square edge worksurface over, inset composite sink and drainer with mixer tap over, attractive blue Metro style splash back, inset induction hob with extractor hood over, integrated electric oven, integrated slimline dishwasher, washing machine and space for freestanding fridge/freezer. Cupboard houses the Alpha gas fired combi boiler. Slate flagstone floor with underfloor heating.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m) Matching white suite comprising of a panel enclosed bath with mixer shower attachment over, recessed double shower enclosure with an electric shower over, pedestal wash hand basin, low flush WC, chrome wall mounted electric heated towel rail and slate flagstone flooring with underfloor heating.

BEDROOM ONE

17' 2" x 11' 7" (5.23m x 3.53m) A mezzanine bedroom with three Velux windows offering views over the surrounding countryside and sea views over Widemouth Bay coastline, exposed beams, built in eaves storage and laminate flooring.

OUTSIDE

To the front of the property there is gravel off road parking for three vehicles. To the rear and side of the property the gardens are laid to lawn, with a decked seating area and offering views over the countryside and coastline. There is right of way through the neighbouring field for LPG delivery.

COUNCIL TAX

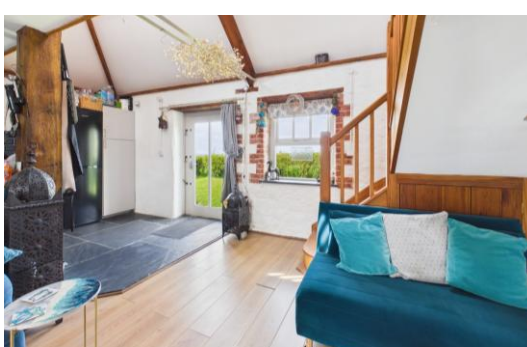
Band A

SERVICES

Mains electricity, water. Private drainage via a shared septic tank. LPG gas fired central heating

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude proceed along the A39, upon reaching Stratton turn right along the A3072 (towards Holsworthy), continue through and out of Stratton for a further 1.5 miles, passing Homeleigh Garden Centre. As you ascend the hill and round a series of bends, there is a turning on the right next to Thurlibeer House. Turn right down this lane and Helyk will be found in the courtyard at the end of this no through lane.

