



Scadghill Cottage

Stibb, Bude, Cornwall, EX23 9HP

KIVELLS

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Stibb, Bude, Cornwall, EX23 9HP

£425,000 Guide Price

Charming four-bedroom detached cottage with period features throughout

Generous front and rear gardens with ample parking

Workshop and open fronted barn with further development potential (STP)

Situated in a sought-after hamlet near the coast

In need of significant modernization

Offered for sale with no onward chain

EPC Rating: E





Description

Nestled within a sought-after coastal hamlet and offered to the market with no onward chain, this charming four-bedroom detached cottage is rich in character and retains an abundance of attractive period features throughout.

The accommodation briefly comprises an inviting entrance/dining hall, a spacious living room, a well-appointed kitchen, four bedrooms, a family bathroom and separate WC.

Externally, the property enjoys generous gardens to both the front and rear, together with extensive off-road parking to the side. Further enhancing the appeal is a workshop and substantial open-fronted barn, offering exciting scope for development or conversion, subject to the necessary planning consents.

Occupying an idyllic setting close to the coast, this delightful home presents a rare opportunity for those seeking a character property with excellent potential to modernise and add value.

Situation

Situated within a National Trust protected area in the highly sought-after hamlet of Stibb, the property enjoys an enviable setting just a short walk from the dramatic North Cornish coastline and the beautiful beaches of Sandy Mouth and Duckpool. The thriving village of Kilkhampton lies approximately 1 mile away, whilst the popular coastal town of Bude is around 4 miles distant.

Bude offers an excellent range of shopping, educational and recreational facilities, together with an 18-hole golf course and a superb selection of cafés, restaurants and independent shops. Renowned for its stunning coastline, the area boasts an array of spectacular beaches, breathtaking cliff-top walks and opportunities for a wide variety of water sports and outdoor pursuits.

The nearby A39 Atlantic Highway provides excellent transport links to the port and market town of Bideford, approximately 28 miles away, and onwards to Barnstaple, Tiverton and the M5 motorway network. The market town of Okehampton, situated on the edge of Dartmoor National Park, is approximately 30 miles away and offers convenient access to Exeter and the A30.

Accommodation

Entrance via stable door into: -

ENTRANCE / DINING HALL

Dual aspect windows to front and rear elevations. Space for a range of furniture. Access to under stairs storage cupboard, fitted carpet and radiator.

LIVING ROOM

Dual aspect windows to front and side elevations. Space for a range of living room furniture. Exposed wood wooden beams, central log burner on slate hearth, fitted carpet and radiator.

KITCHEN

Windows to rear and side elevations. A range of base and eye level units with worksurface above and inset Belfast 1.5 bowl sink. Electric hob extractor fan above an oven below. Space for a dishwasher and freestanding fridge/freezer. Tiled flooring, loft hatch and radiator.

BEDROOM THREE

Window to front elevation. Space for a double bed and a range of bedroom furniture. Feature fireplace, fitted carpet and radiator.

WC

Obscure windows to side elevation. Close coupled WC and pedestal hand wash basin with tiled splash back.

BEDROOM FOUR

Dual aspect with windows to side and rear elevations. Space for a range of bedroom furniture. Loft hatch, fitted carpet and radiator.

Stairs rise from entrance hall to 1st floor: -

LANDING

Window to front elevation. Exposed wooden beam and fitted carpet.

BEDROOM TWO

Window to front elevation. Space for a double bed and a range of bedroom furniture. Exposed wooden beams, fitted carpet and radiator.

BATHROOM

Window to rear elevation. Three-piece suite comprising a close coupled WC, pedestal hand wash basin and bath with shower above and tiled surround. Laminate flooring and heated towel rail.

BEDROOM ONE

Dual aspect windows to front and side elevations. Space for a king size bed and a range of bedroom furniture. Exposed wooden beams, fitted carpet and radiator.



Outside

GARDEN

To the side of the property is a large area chiefly laid to lawn and gravel providing parking for numerous vehicles. From here there is a gate giving access to the front garden and pathway to the rear.

To the rear there is a concrete path adjacent to the property and an area laid to lawn bordered by established trees and shrubs.

BARN / WORKSHOP

Stone and Cob barn with corrugated metal roof and windows to either side. Currently utilised as a workshop. Power connected.

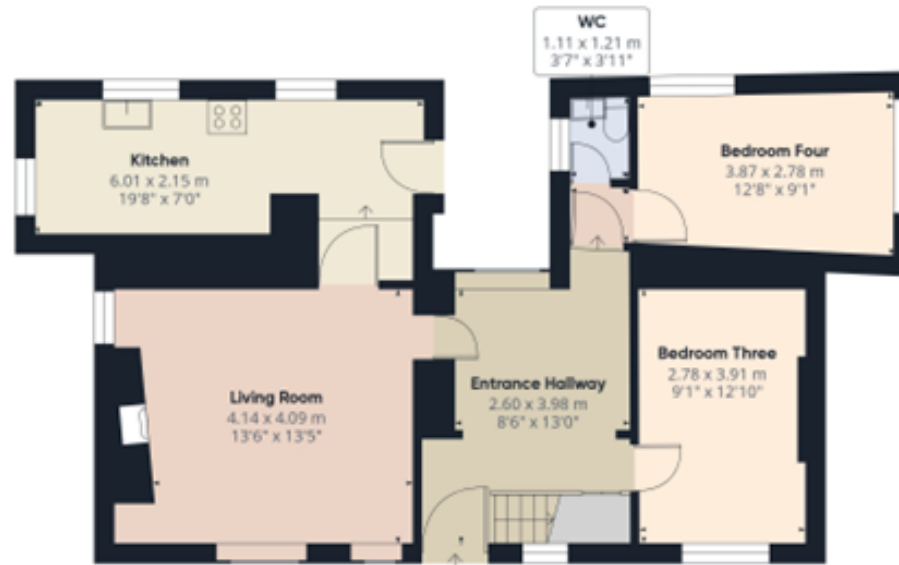
OPEN FRONTED BARN

Stone construction with a concrete base divided into four sections by stone pillars with slate roof. Currently utilised for storage but has further potential subject to obtaining the necessary planning consents.

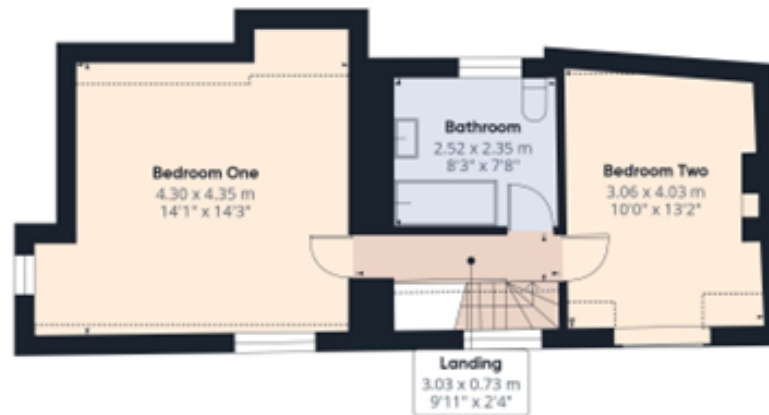


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

110.1 m²

1185.1 ft²

Reduced headroom

5.46 m²

58.76 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Services

Mains water, electricity and drainage. Oil fired central heating.

 EE Rating - E

 Council Tax Band - D

 Directions

What3Words - ///observe.freezing.greed

 Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359 999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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