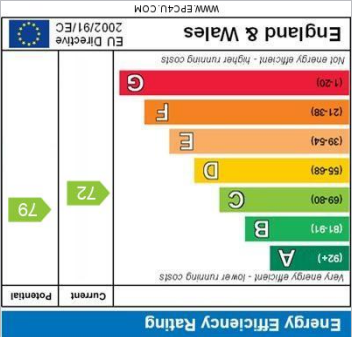


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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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The Property Ombudsman



COLWILLS
the property professionals



Queens, Pinch Hill

Marhamchurch, Bude, Cornwall, EX23 0ER

- Spacious detached bungalow
- Located on the edge of the sought after village of Marhamchurch
- Living room, dining room, conservatory, kitchen breakfast room
- Three double bedrooms, three bath/shower rooms
- Double garage, off road parking and private gardens. No onward chain



£525,000



Directions

From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village the property will be located a short distance along on the right hand side.



COLWILLS
the property professionals

Queens, Pinch Hill

Marhamchurch, Bude, Cornwall, EX23 0ER

£525,000

Queens is a spacious detached bungalow, perfectly situated on the edge of the highly desirable village of Marhamchurch. Just a short stroll from the welcoming village pub and The Weir café and bistro—renowned for its excellent food day and night, the property also enjoys easy access to nearby nature trails, the canal, and the vibrant coastal town of Bude, famous for its sandy surfing beaches and dramatic coastal walks.

Set against a backdrop of peaceful countryside, the property enjoys delightful rural views to the rear, creating a true sense of tranquillity. The property is offered with no onward chain and would benefit from some general updating and offers an entrance hall, living room with an inset gas fire, dining room, conservatory, kitchen breakfast room, utility, three double bedrooms with ensuite shower rooms to the principal and guest bedroom and separate bathroom.

Outside there is an adjoining double garage, extensive off road parking and established gardens.

ENTRANCE HALL Entering via a wooden framed obscure glazed door with matching fixed side panel the entrance hall. Pine wood clad ceiling, useful storage cupboard and airing cupboard housing the factory lagged hot water cylinder and immersion heater. Telephone point and radiator. Doors serve the following rooms:-

LIVING ROOM 19' 2" x 14' 9" (5.84m x 4.5m) A bright and spacious reception room with a UPVC double glazed door with matching fixed side panels offering beautiful views over the gardens and surrounding countryside. Coved artex ceiling, stone fireplace surround with tiled hearth, inset gas fire, television point and two radiators. Wooden French doors leading to:-

DINING ROOM 14' 8" x 10' 7" (4.47m x 3.23m) A bright and spacious reception room with wooden framed double glazed window to the side elevation and wooden framed double glazed door with matching fixed side panels opening into the conservatory. Coved artex ceiling, serving hatch and radiator.

CONSERVATORY 11' 7" x 7' 7" (3.53m x 2.31m) UPVC double glazed windows to the rear and side elevations with matching roof and UPVC double glazed French doors offering beautiful countryside views and leading out to the gardens.

KITCHEN/BREAKFAST ROOM 13' 10" x 12' 4" (4.22m x 3.76m) Twin wooden framed double glazed windows to the front elevation overlooking the driveway and gardens. Pine wood clad ceiling, bamboo wood flooring and radiator.

Kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap. Inset four ring gas hob with pull out extractor, integrated electric double oven and space and plumbing for dishwasher. Wooden framed obscure glazed door leading to:-

PORCH 7' 00" x 4' 4" (2.13m x 1.32m) Wooden framed double glazed window to side elevation and wooden framed obscure glazed door to the front with matching fixed side panel. Timber clad ceiling and tiled flooring.

UTILITY ROOM 8' 4" x 7' 3" (2.54m x 2.21m) Wooden framed double glazed window to the front elevation overlooking the driveway and gardens. Coved artex ceiling, bamboo wood flooring and radiator.

BEDROOM ONE 14' 11" x 10' 1" (4.55m x 3.07m) A bright and spacious principal double bedroom with wooden framed double glazed window to the rear elevation offering beautiful views over the gardens and surrounding country countryside. Coved artex ceiling, built in twin double wardrobes with overhead storage with dressing table and radiator. Door to:-

ENSUITE 7' 5" x 5' 8" (2.26m x 1.73m) Wooden framed obscure double glazed window to the side elevation, coved artex ceiling, wall and floor tiling and a chrome wall mounted dual fuel heated towel rail. Double shower enclosure with mains fed shower, vanity unit with an inset basin with mixer tap and push button low flush WC.

BEDROOM TWO 11' 6" x 11' 6" (3.51m x 3.51m) A bright and spacious double guest bedroom with wooden framed double glazed window to the side elevation, coved artex ceiling, built in twin double wardrobes with overhead storage with dressing table and radiator. Door to:-

ENSUITE 7'7 max' 4'8 min" x 5' 3" (2.24m x 1.6m) Wooden framed obscure double glazed window to the side elevation, coved artex ceiling, wall and floor tiling and a chrome wall mounted dual fuel heated towel rail. Shower



enclosure with mains fed shower, vanity unit with inset basin with mixer tap, toilet bowl with concealed cistern.

BEDROOM THREE 12' 11" x 8' 1" (3.94m x 2.46m) A bright and spacious double bedroom with wooden framed double glazed window to side elevation overlooking the driveway and gardens. Coved Artex ceiling and radiator.

BATHROOM 8' 4" x 6' 00" (2.54m x 1.83m) Coved artex ceiling, panel enclosed bath, vanity unit with inset basin, WC and radiator.

DOUBLE GARAGE 19' 7" x 17' 00" (5.97m x 5.18m) Twin up and over doors with wooden framed obscure glazed window to the side elevation. Wall mounted Worcester gas fired boiler, wall mounted consumer unit and light and power connected.

OUTSIDE To the front of the property they is extensive off road parking with a small area of lawn and attractive planting to one side and further area of lawn to the front with a circular rocky feature and established planting. Side path to either side leads to the private and enclosed gardens which are terraced and laid to lawn with attractive stone wall to the rear and attractive planting.

COUNCIL TAX Band E

SERVICES All mains services are connected

TENURE Freehold

