



45 North Close

Kilkhampton, Cornwall, EX23 9RQ

KIVELLS

45 North Close

Kilkhampton, Cornwall, EX23 9RQ

£275,000 Guide Price

Three bedroom terraced house

130' long south-facing rear garden

Off-road parking for multiple vehicles

Walking distance to the local school and amenities

Easy access to the coastal town of Bude

EPC Rating: E



Description

Situated at the heart of the self-contained village of this home is perfectly positioned for convenience, being within easy walking distance of local amenities such as village stores, public houses, and an excellent primary school. For those looking to explore further, the coastal town of Bude is just four miles away, offering sandy beaches and various leisure pursuits, while the nearby A39 provides straightforward road access to larger towns like Bideford and Barnstaple.

The interior of the property is designed for spacious family living. The ground floor features a dual-aspect living room centered around an electric wood-effect fire, with sliding patio doors that open directly onto the rear garden. A separate dining room leads into a kitchen equipped with granite-effect worksurfaces and a practical walk-in pantry. A highlight of the home is the versatile garden room, which offers side access and sliding doors to the patio; this space is ideal for use as a home office, hobby room, or even an additional bedroom. Upstairs, the accommodation includes three double bedrooms and a fully tiled family bathroom.

The property's exterior is a standout feature, headlined by a fantastic 130' long, south-facing rear garden that is fully enclosed for pets and children. This private sanctuary includes mature shrubs, two apple trees, and designated patio areas for alfresco dining. Practical benefits include off-road parking for multiple vehicles and oil-fired central heating.



Location

Situated at the heart of this popular self-contained village which offers a comprehensive range of amenities including village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school.

The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5. The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

Accommodation

HALLWAY

Access via uPVC double glazed door. Carpeted stairs rise to the first floor. Radiator, tile effect vinyl flooring, ceiling light, smoke alarm and wooden glass panel doors to:

LIVING ROOM

Dual aspect reception room with uPVC double glazed window to the front and uPVC double glazed sliding patio doors to the rear. Fireplace with wooden surround and tiled hearth housing electric wood effect fire. Wood effect laminate flooring, ceiling light and radiator. Door to kitchen.

DINING ROOM

Range of matching wall and base units with granite effect worksurface over. Space below for condenser tumble dryer, further space for free-standing fridge/freezer and ample space for dining table. Front aspect uPVC double glazed window, radiator, wood effect laminate flooring, coving and directional spotlights. Archway through to:

KITCHEN

Matching eye and base level units with granite effect worksurface over incorporating stainless steel sink/drainage unit. Space for free-standing electric cooker with extractor fan over. Rear aspect uPVC double glazed window, fluorescent striplight, vinyl flooring and extractor fan. Under-stairs cupboard and additional Pantry. Door to:

INNER HALLWAY

Tile effect vinyl flooring and ceiling light. uPVC double glazed door giving access to the side and further doors to:

CLOAKROOM

Low level flush WC and wash hand basin. Side aspect uPVC double glazed opaque window, tile effect vinyl flooring, radiator and ceiling light.

BOILER ROOM

Oil-fired combi-boiler serving the domestic hot water and central heating systems. Tile effect vinyl flooring, ceiling light and central heating controls.

GARDEN ROOM

With side aspect uPVC double glazed opaque window and uPVC double glazed sliding doors giving access to the garden. Wood effect laminate flooring, radiator, coving and ceiling light. Could be utilised for a variety of uses such as an additional bedroom or office.





FIRST FLOOR LANDING

Rear aspect uPVC double glazed window, wood effect laminate flooring, coving, access to loft space, two ceiling lights, radiator and smoke alarm. Two storage cupboards and doors to:

BEDROOM ONE

Double bedroom with rear aspect uPVC double glazed window. Continuation of wood effect laminate flooring, radiator, ceiling light and coving. Space for bedroom furniture.

BEDROOM TWO

Further double bedroom with front aspect uPVC double glazed window. Continuation of wood effect laminate flooring, radiator, ceiling light and coving. Space for bedroom furniture.

BEDROOM THREE

Another double bedroom with front aspect uPVC double glazed window. Continuation of wood effect laminate flooring, radiator, ceiling light and coving. Space for bedroom furniture.

BATHROOM

Panel enclosed bath with shower over, low level flush WC and pedestal wash hand basin. Rear aspect uPVC double glazed opaque window, vinyl wet room style flooring, fully tiled walls, extractor fan, radiator and ceiling light.

OUTSIDE

Externally there is a fully enclosed, south facing garden with making it perfect for pets and children alike. With a number of mature shrubs and trees and two apple trees, providing privacy in the summer months. Patios and outdoor seating areas have been arranged for alfresco dining and a right of way across the adjoining property is ideal for removing garden waste.

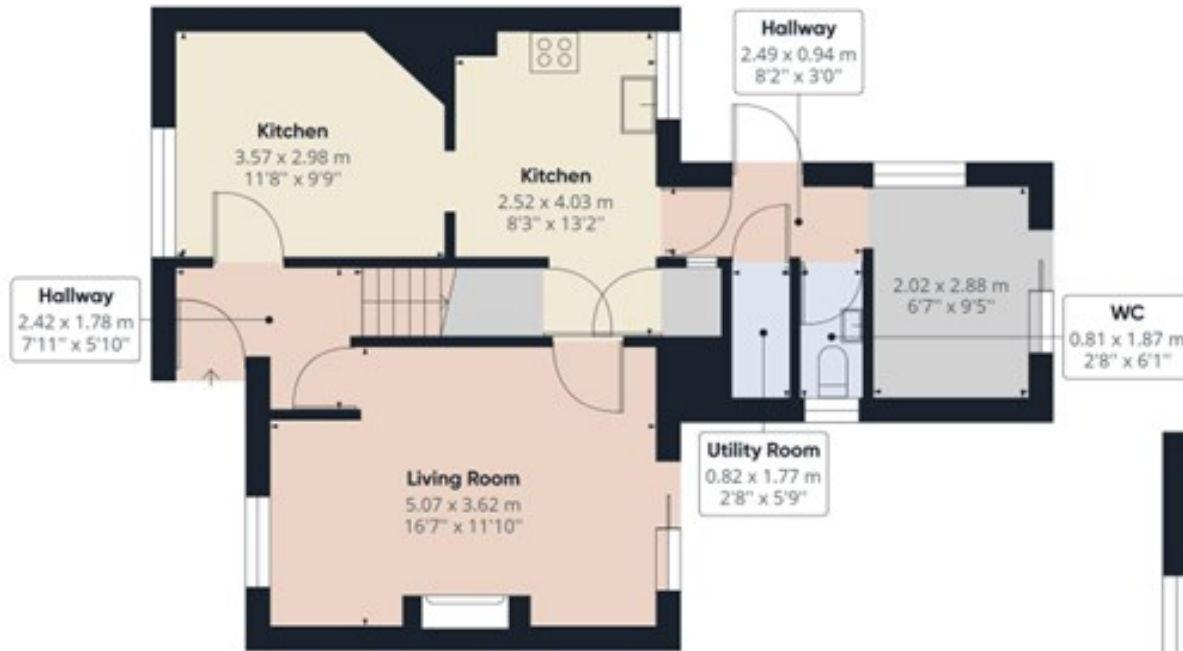
AGENTS' NOTE

It is important for prospective buyers to note that the property is subject to a s157 restriction. This typically requires the purchaser to have lived or worked in Cornwall for at least three years, though following a continuous period on the open market, the Council have advised they are willing to permit a non-qualifying applicant to purchase the property. When the buyer comes to sell the property the restriction may be reinstated at the time.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

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

⚡ EE Rating - E

£ Council Tax Band - B

/// Directions

What3Words – farmed.disco.rapid

👤 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

Please ring **01288 359999** 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.



Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)



Scan for material
Information