



8 West Beckon Close

Morwenstow, Bude, Cornwall, EX23 9SF

KIVELLS

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Morwenstow, Bude, Cornwall, EX23 9SF

£325,000 Guide Price

Spacious three-bedroom attached family home

Generous triple-aspect living room with log burner

Well-proportioned kitchen/dining room with adjoining utility

Enclosed rear garden with ample off-road parking

Situated within a sought-after village close to local amenities and the coast

EPC Rating: D





Description

Situated within the popular village of Morwenstow, this well-presented three-bedroom home offers spacious and versatile accommodation, together with an enclosed rear garden and ample off-road parking.

The accommodation is arranged over two floors and briefly comprises an entrance hall providing access to the principal ground floor accommodation, a generous triple-aspect living room and well-proportioned kitchen/dining room. Adjoining the kitchen is a utility room, providing additional storage and space for appliances, together with access to the rear garden and a separate WC. On the first floor are three bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Outside, the property benefits from an enclosed rear garden, providing an attractive and secure space for outdoor dining and entertaining, as well as ample off-road parking.

The property makes an appealing family home in a sought-after village setting, within easy reach of local amenities, the surrounding countryside and the North Cornwall coast.

Situation

The property is situated within the popular village of Morwenstow, approximately 7 miles north of the coastal town of Bude. The village offers a range of local amenities including a primary school, village shop, church and public house, while the surrounding countryside provides an abundance of walking opportunities with easy access to the spectacular North Cornwall coastline.

The nearby village of Kilkhampton provides a wider range of everyday amenities, including village stores, post office, primary school, places of worship and public houses. The popular seaside town of Bude offers a comprehensive range of shopping, schooling and recreational facilities, together with its renowned sandy beaches, leisure facilities and access to the South West Coast Path.

Conveniently positioned for access to the A39 Atlantic Highway, providing excellent links south towards the wider North Cornwall area, and north towards Bideford, Barnstaple and North Devon. The A30 can be accessed at Launceston, providing a direct route towards Exeter and the national motorway network.

Accommodation

Access via a part-glazed composite door into:

ENTRANCE HALL

Window to the rear elevation and stairs rising to the first floor. Doors serving the ground floor accommodation. Understairs storage cupboard, Karndean LVT flooring and radiator.

LIVING ROOM

A spacious, triple aspect reception room with a log burner set on slate hearth providing an attractive focal point.

KITCHEN / DINING ROOM

A well-proportioned kitchen fitted with a range of matching wall and base units with worksurfaces over, incorporating a sink and drainer. Integrated cooking appliances with space for further appliances. Ample room for a dining table and chairs, with windows to the front and rear elevations and a door leading to the utility room.

UTILITY ROOM

A useful additional space with fitted units and stainless-steel sink, providing further storage and room for appliances. External door providing access outside and door to:

WC

Obscure window to the front elevation. Fitted with a WC and wash hand basin.

FIRST FLOOR LANDING

Window to the front elevation. Doors serving all three bedrooms and the family bathroom. Access to the loft hatch.

BEDROOM ONE

A generous double bedroom with a window to the rear elevation and space for a range of bedroom furniture. Door to:

EN-SUITE SHOWER ROOM

Fitted with a suite comprising a shower enclosure, WC and wash hand basin.

BEDROOM TWO

A further spacious double bedroom with a window to the rear elevation.

BEDROOM THREE

A well-proportioned third bedroom with a window to the front elevation enjoying distant sea views.

BATHROOM

Obscure window to the front elevation. Fitted with a suite comprising a bath with shower over, WC and wash hand basin.



Outside

To the front, the property is approached via a pedestrian gate with steps leading through an enclosed front garden, bordered by an attractive stone wall and established planting. To the side is ample off-road parking.

To the rear is a generous enclosed garden, predominantly laid to lawn and bordered by fencing and established planting. A paved pathway adjoins the property, while the garden also benefits from a timber storage shed.







Services

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



EE Rating - D



Council Tax Band - C



Directions

What3Words - ///attention.skippers.drifter



Virtual Tour

Available upon request.

Viewings strictly by appointment only

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