

High Meadows

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Morwenstow, Bude, EX23 9PH

North Coast 4.1 miles - Kilkhampton 4.6 miles - Bude 10.4 miles

A superb equestrian property in a fantastic location, with direct access to hacking routes and far reaching views towards the coast and approximately 3.36 acres in all

- Walking and hacking direct from the property
- Superb far reaching views towards the sea
- Kitchen / breakfast room
- Range of stabling & outbuildings
- Council Tax Band: D
- Approximately 3.36 acres in all
- 3 bedrooms
- Delightful gardens
- Off road parking
- Freehold

Guide Price £575,000

The property is situated near the small rural hamlet of Gooseham, within the parish of Morwenstow and within striking distance of the coast, with lovely cliff top walks and coves, such as Marsland Mouth. In addition there is excellent hacking and walks from the property, whether you are looking for woodland, country lane or footpaths to the coast. Kilkhampton is approximately 4.6 miles distant with shopping facilities and other small businesses. Bude the closest major town, is approximately 10.4 miles away with comprehensive schooling, a choice of supermarkets and delightful sandy beaches.

The property is a well presented 3 bedroom detached home with fabulous far reaching views across to the north coast. Enjoying its own private position, the property benefits from lovely gardens, off road parking, a substantial multi-purpose barn and paddocks.

The accommodation comprises a front porch which leads into the entrance hall, a plant room, utility with WC, generous sitting room with a wood burning stove and a charming snug which also benefits from a wood burning stove. The ground floor is completed by an impressive kitchen/breakfast room with a range of cupboards, double belfast sink, oil fired AGA, space for appliances and doors to the garden.

The first floor offers a landing, 3 bedrooms, a shower room with space for a washing machine and a further family bathroom. Bedrooms 1 and 2 are both lovely double bedrooms with Bedroom 3 benefitting from access to useful eaves storage.

The property is approached via its own private drive to an area of parking for numerous vehicles.
The delightful gardens wrap around the main house and are predominately laid to lawn with an array of mature trees, shrubs and flowers. The garden hosts a polytunnel, 8 solar panels (feeding into the main house) and decked terrace at the rear of the property.
The land is divided into two paddocks, the larger is to left as you enter the drive with a track leading to to the second paddock which hosts two field shelters and a multi-purpose barn which currently provides stabling and storage space.
The track that leads up to the second paddock is part of the ownership of the property, but the neighbouring farmer has a right of way over it for access to their land.

Services: Mains electricity and water. Private drainage via a shared sewerage treatment plant. Oil fired heating, wood burning stoves. Solar panels. Broadband availability: Standard ADSL, Mobile Signal: voice and data available (Ofcom). Wooden windows. Please note the agents have not inspected or tested these services.
Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.
Directions: What3words.com: ///puddles.dogs.crossings















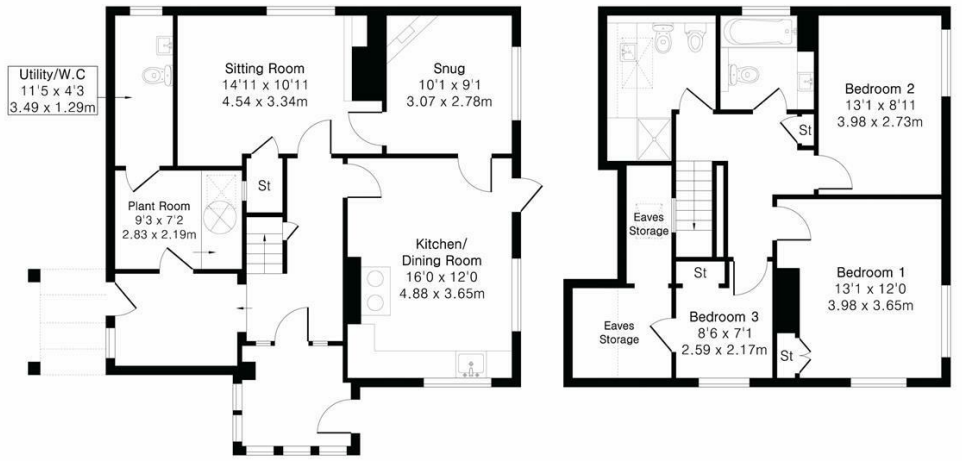




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Approximate Gross Internal Area 1359 sq ft - 126 sq m
Ground Floor Area 795 sq ft – 74 sq m
First Floor Area 564 sq ft – 52 sq m



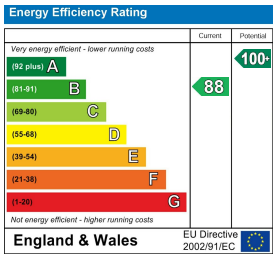
For identification only - Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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