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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

92 75

Energy Efficiency Rating Legend:

Rating	Band	Very energy efficient - lower running costs
A	92-100	
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	

England, Scotland & Wales

EU Directive 2002/91/EC

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

ESTATE AGENT IN BUDE

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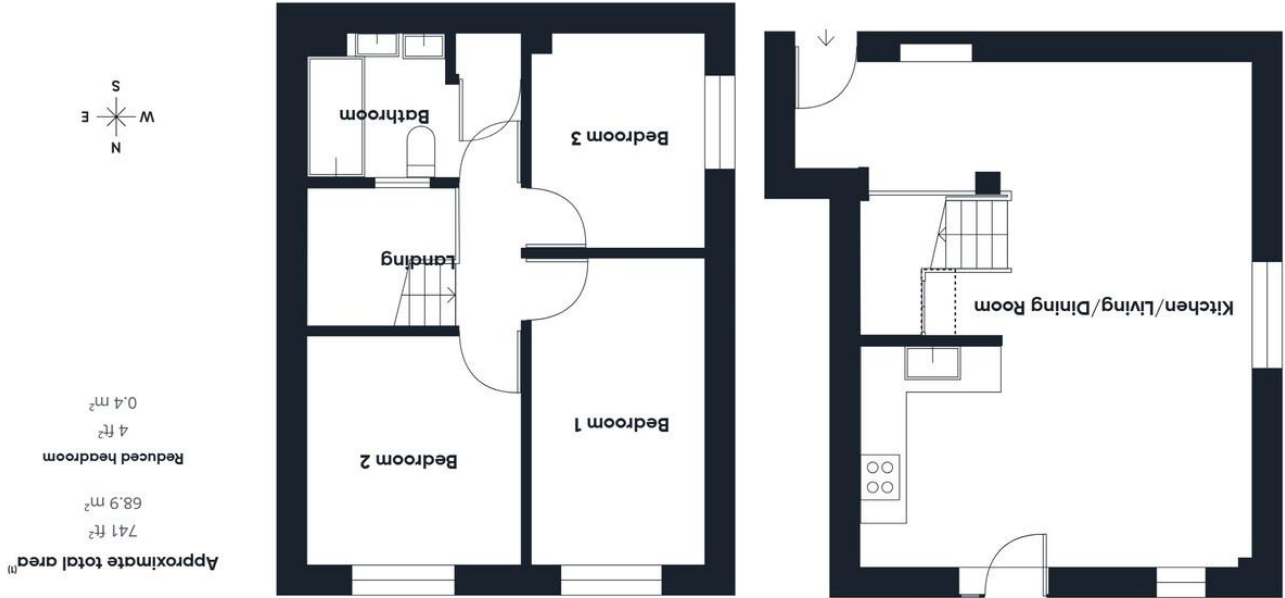
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The Property Professionals...



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COLWILLS



Squirrels Hollow, Houndapitt Farm

Stibb, Bude, Cornwall , EX23 9HW

Price £285,000

- Mid terrace holiday restricted barn conversion
- Within one mile of Sandymouth Beach and coastline
- Open plan kitchen/living/dining room with coastal views
- Three bedrooms and a bathroom
- Allocated parking in the courtyard and private garden



The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed up through town via Belle Vue and passing down through Golf Course Road. Continue on this road heading up to Poughill, pass through the village and on reaching the crossroads at the top of the hill turn left signposted Stibb. Continue along this road for approximately 2½ miles until you reach the T-junction. turn left and follow this road for a short distance, take the next left signposted to Sandymouth Bay/Houndapitt Farm and the entrance to the courtyard will be located a short distance along on the right hand side.

Squirrels Hollow, Houndapitt Farm

Stibb, Bude, Cornwall , EX23 9HW

Price £285,000

Houndapitt Farm Cottages is a series of traditional stone and slate barns which have been converted into a courtyard of charming barn conversions for holiday use only. Having been let by the current owner for many years as successful holiday rentals they are now being sold separately and would make the perfect second home or investment property given the proven track record.

Located less than a mile from the popular surfing beach of Sandymouth and rugged National Trust coastal path these are perfectly located for a 'great escape', yet are within easy reach of the nearby coastal Town of Bude (4 miles approx) with its amenities and services.

Squirrels Hollow is a mid terrace cottage and comprises; spacious open plan kitchen/living/dinning room with coastal views, three double bedrooms, with stunning coastal views and a bathroom. The property is sold fully furnished, ideal turnkey letting property.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

22' 2" x 17' 2" (6.76m x 5.23m) Entering via a wooden to the open plan kitchen/living/dining room. This spacious dual aspect room offers UPVC double glazed windows and french doors to the rear and side elevations offering stunning views over the coastline, wood laminate flooring and tiled flooring to the kitchen area. Stairs ascending to the first floor with door to the understairs storage cupboard, two radiators and television point. The kitchen is finished with a range of matching wall and base units with a fitted worksurface over, inset stainless steel sink and drainer with mixer tap over, inset touch control electric hob, integrated electric oven, fridge/freezer and dishwasher.

FIRST FLOOR

Vaulted ceiling, exposed roof timbers and 'A' frame, Velux window and doors serve the following rooms:-

BEDROOM ONE

13' 9" x 7' 9" (4.19m x 2.36m) A bright and spacious double bedroom with a Velux roof and vertical window with slate windowsill, with stunning coastal and country views, built-in wardrobe and radiator.

BEDROOM TWO

10' 2" x 9' 4" (3.1m x 2.84m) A bright and spacious twin bedded room with a Velux roof and vertical window with slate windowsill, with stunning coastal and country views, built-in wardrobe, exposed roof timbers, built in wardrobe and radiator.

BEDROOM THREE

9' 1" x 7' 7" (2.77m x 2.31m) A double bedroom with a UPVC double glazed window to the rear elevation with stunning coastal views, built in wardrobe and radiator.

BATHROOM

9' 6" x 6' 7" (2.9m x 2.01m) Exposed roof timbers, 'P' shape bath with ceiling mounted soak head, curved glass shower screen, push button low flush WC, vanity unit with slate tops and twin freestanding sinks, cupboard housing water cylinder and electric towel rail.

OUTSIDE

To the front of the property there is allocated parking for one vehicle in the courtyard. The corner plot to the rear is laid mainly to lawn with a bricked paved seating area with pergola and pedestrian gate to the rear.

COUNCIL TAX

Band B

SERVICES

Mains water, mains electricity. Private drainage via a shared sewage and waste water treatment plant. Use of free electricity from a 4Kw solar PV system.

TENURE

Freehold. A service charge will also be required to cover the costs of the private drainage, communal insurance etc. of £78.36 per calendar month.

AGENTS NOTE

Please note that Houndapitt Farm has a 52 week holiday use occupancy restriction, which means they can only be used for the purpose of holiday accommodation, therefore, lending themselves as ideal



investment properties, or for those looking for a second home to escape to. They cannot be used as a prime principal residence. As a seasonal home specified for use as holiday accommodation the 100% council tax premium on second homes does not apply.

