



Corner Cottage,

Marhamchurch, Bude, Cornwall, EX23 0HD

Price £299,950

- Charming and distinctive period cottage
- Located in the heart of the sought after village of Marhamchurch
- Lounge/dining room, sitting room with feature curved wall, kitchen
- Two bedrooms, study/occasional third bedroom and two shower rooms
- Private low maintenance enclosed courtyard. Available with no onward chain



The property professionals



Corner Cottage, Marhamchurch, Bude, Cornwall, EX23 0HD

Corner Cottage is a truly charming and distinctive period cottage, perfectly positioned in the heart of the sought-after village of Marhamchurch. Nestled right on the corner of a quaint village road, the property boasts a striking curved wall that adds character and architectural interest.

The tastefully decorated interior offers a lounge dining room with fireplace and beams to the ceiling, separate sitting room with feature curved wall, kitchen and two ground floor shower rooms. On the first floor there are two generous double bedrooms along with a versatile study that can also serve as an occasional third bedroom, perfect for guests or home working.

Outside there is a private low maintenance enclosed courtyard. Available with no onward chain.

DIRECTIONS

From the centre of Bude head up through Kings Hill towards the A39. On reaching the A39 turn right, after 100 yards turn left, signposted to Marhamchurch. Follow the road for approximately a mile into the village. At the T junction turn left, follow the road around to the right, then take the immediate left into Hobbacott Lane and the property will be located on the left hand side.

LOUNGE/DINING ROOM

18' 1" x 12' 00 max' 9'3 min" (5.51m x 3.89m) Entering via a solid timber door to a charming character room with twin wooden framed double glazed windows to the front elevation with deep wooden windowsills, painted beams to the ceiling, staircase ascending to the first floor with useful storage cupboard, inglenook feature fireplace and two night storage heaters.

SITTING ROOM

11' 2" x 8' 2 average" (3.4m x 2.49m) Another characterful reception room with wooden framed double glazed window to the front elevation with a deep wooden windowsill, feature curved wall, 6ft 1' high ceiling with painted beams to the ceiling with 5ft 9' clearance and a night storage heater. Staircase ascending to the principal bedroom.

KITCHEN

14' 9" x 6' 2" (4.5m x 1.88m) Twin Velux windows to the rear elevation, tiled flooring and night storage heater.

The kitchen is finished with a range of matching base units with wood effect worksurface, inset stainless steel sink and drainer with mixer tap, insect electric hob, integrated electric oven, space for freestanding fridge freezer and space and plumbing for washing machine.

SIDE HALL

UPVC double glazed door to the front elevation, tiled flooring and doors to serve the following rooms:-

SHOWER ROOM

8'10 max' 4'7 min" x 5' 10 max" (2.54m x 1.78m) UPVC double glazed window to the side elevation, double shower enclosure with electric shower, pedestal wash hand basin, WC, wall mounted Ariston gas fired boiler for the hot water,

electric wall mounted heated towel rail and tiled flooring.

SHOWER ROOM

7' 00" x 4'7 max' 3'10 min" (2.13m x 1.3m) UPVC obscure double glazed window to the side elevation, double shower enclosure with mains fed shower, pedestal wash hand basin, WC, night storage heater and tiled flooring.

BEDROOM ONE

10' 4" x 8' 9 average" (3.15m x 2.67m) Turning staircase from the sitting room ascends to the spacious principal double bedroom with feature curved wall, wooden framed double glazed window to the side elevation. Painted wood beams to the ceiling, built in storage cupboard and wall mounted electric heater.

STUDY/OCCASIONAL BEDROOM THREE

9' 11" x 9' 1" (3.02m x 2.77m) A bright and spacious room with wooden framed double glazed window to the front elevation, painted wood boarded ceiling, wall mounted electric heater. Perfect study area or occasional bedroom. With door to:-

BEDROOM TWO

12' 10" x 10' 1" (3.91m x 3.07m) A bright and spacious double bedroom with wooden framed double glazed window to the front elevation, painted wood boarded ceiling, feature fireplace place and wall mounted electric heater.

OUTSIDE

Private bricked paved courtyard to the side with wooden pedestrian gate.

COUNCIL TAX

Band B

SERVICES

All mains services are connected

TENURE

Freehold



DISCLAIMER: 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

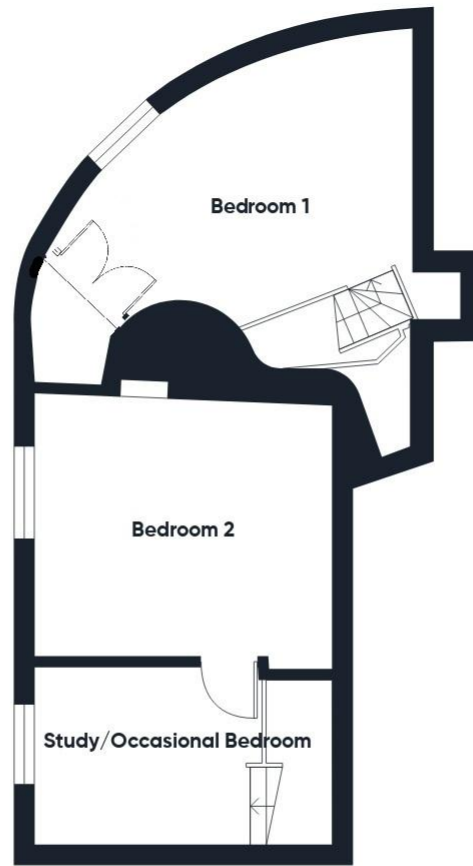
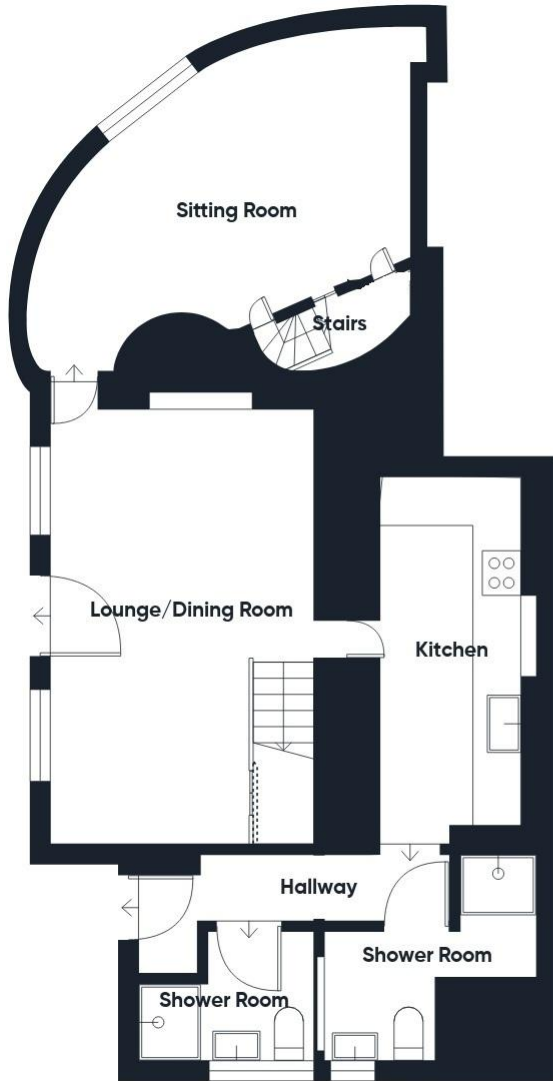


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Approximate total area⁽¹⁾

879 ft²

81.6 m²

Reduced headroom

1 ft²

0.1 m²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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