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

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

Current: 43 E
Potential: 112 A

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

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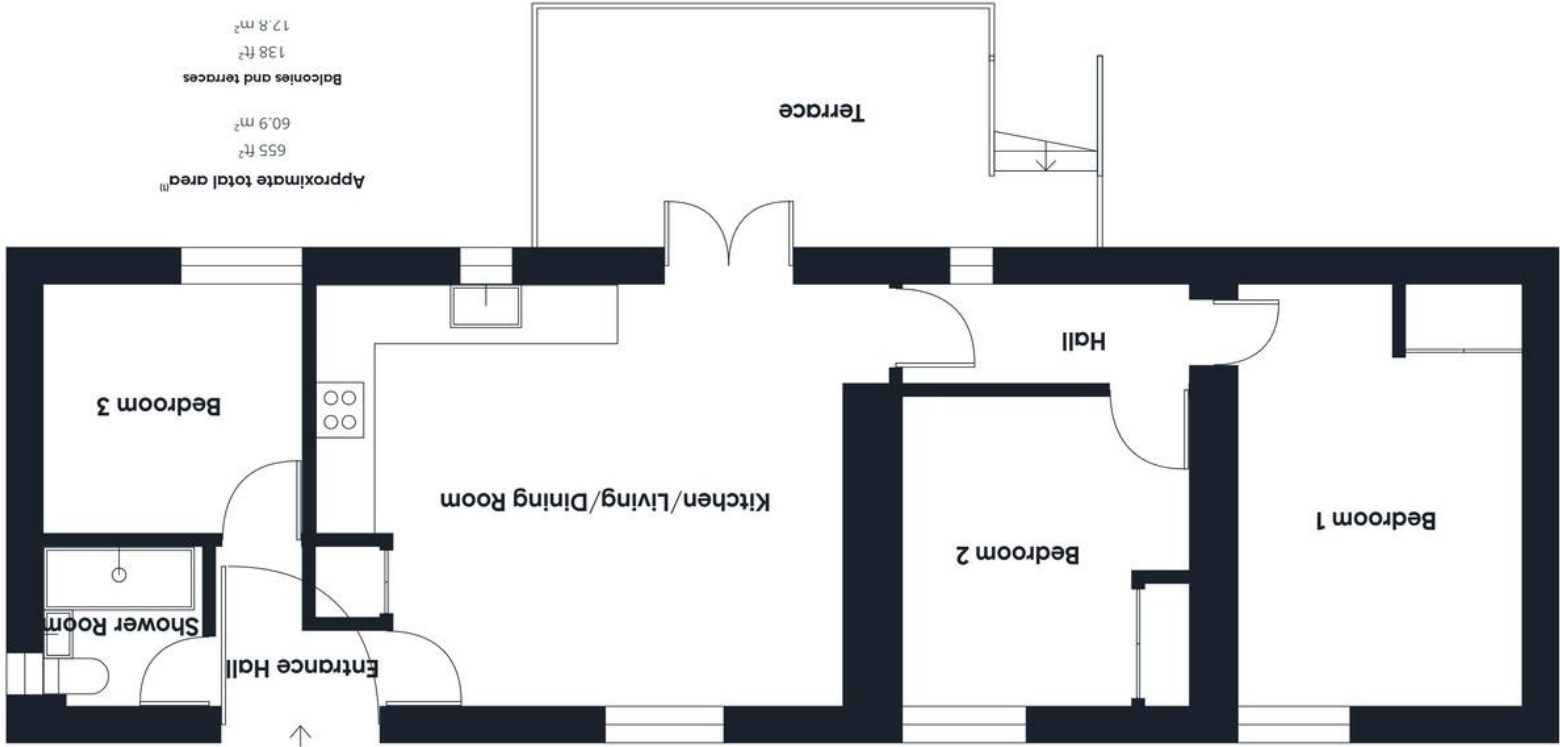
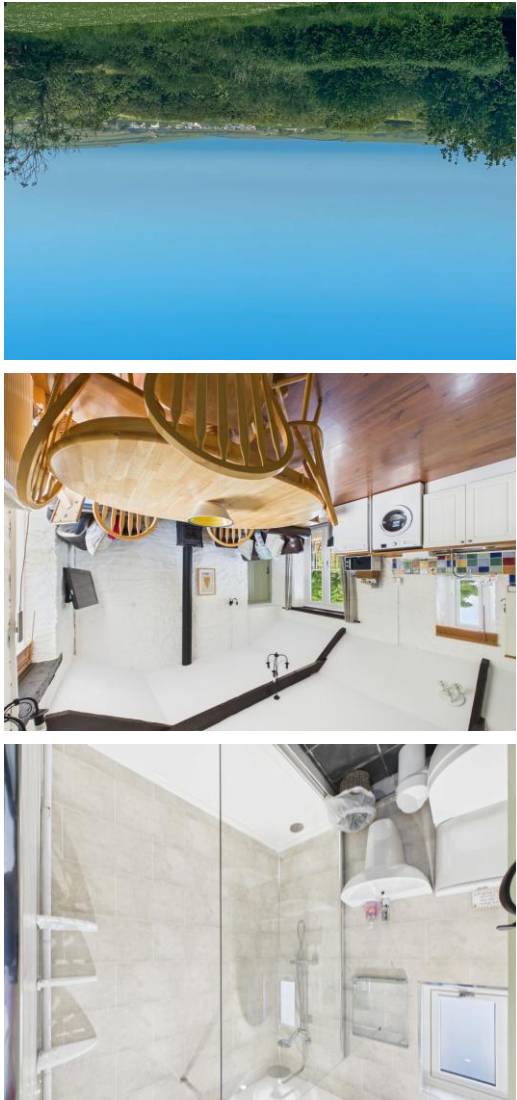
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The Property Professionals...

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The Stables, Roundhayes Farm

Crackington Haven, Bude, Cornwall, EX23 0LF

Price £179,950

- Terrace stone barn conversion with 12 months holiday restricted use
- Located within a short drive to the popular surfing beach of Crackington Haven
- Open plan kitchen living dining room with a coastal outlook
- Three bedrooms and a modern shower room
- Terrace decked seating area, gardens. Use of communal gardens and tennis court

The property professionals

Award winning



Directions

From Bude head south on the A39 towards Camelford, after approximately 7 miles taking the second turning to Crackington Haven. Continue to Tresparrett Post turning right at the crossroads and continue for approximately ¼ mile, where Roundhayes Farm will be found on the left.

The Stables, Roundhayes Farm

Crackington Haven, Bude, Cornwall, EX23 0LF

Price £179,950

Nestled within a charming courtyard of character barn conversions, The Stables is an attractive 12 month holiday restricted property offering coastal and countryside views from its private rear terrace decked area.

Ideally positioned just a short drive from the sought-after surfing beach at Crackington Haven, along with the popular Coombe Barton Inn, local café, and the coastal town of Bude.

The property offers an entrance hall, open plan kitchen living dining room with French doors opening out onto the terrace seating area offering picturesque coastal views. Three bedrooms and a modern shower room.

Outside there is a garden to the rear which is laid to lawn and use of communal gardens and tennis courts.

ENTRANCE HALL

Entering via a solid wooden door to the entrance hall, inset lighting, wall mounted consumer unit and slate tiled flooring. Doors serve the following rooms:-

KITCHEN LIVING DINING ROOM

17' 11" x 14' 1" (5.46m x 4.29m) A bright and spacious multi zone room with UPVC double glazed windows to the front and rear elevations and UPVC double glazed French doors leading out on the terrace decked seating area and gardens offering a pleasant coastal outlook. Electric wall mounted radiator, wood laminate flooring and cupboard housing the factory lagged hot water cylinder and immersion heater.

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

INNER HALL

UPVC double glazed window to the rear elevation and doors serve the following rooms :-

BEDROOM ONE

13' 11" x 10' 1" (4.24m x 3.07m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the communal garden. Built-in double wardrobe and electric radiator.

BEDROOM TWO

10' 8" x 10' 00" (3.25m x 3.05m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the communal garden. Built-in double wardrobe and electric radiator.

BEDROOM THREE

8' 11" x 7' 6" (2.72m x 2.29m) A single bedroom with a UPVC double glazed window to the rear elevation overlooking coastline. Electric radiator.

SHOWER ROOM

6' 00" x 5' 6" (1.83m x 1.68m) UPVC obscure double glazed window to the side elevation, inset lighting, attractive tiled effect aqua panelling, large shower with main fed soak head shower with separate hand attachment, wall hung wash hand basin with chrome mixer tap, push button low flush WC, wall mounted heated towel and slate tiled flooring.

OUTSIDE

Outside to the rear of the property there is a terrace decked seating area offering a pleasant outlook towards the coastline and steps lead down to the garden which is laid mainly to lawn. There is also use of well maintained communal gardens, tennis court and parking area.



COUNCIL TAX

TBC

SERVICES

Mains electricity, water. Private drainage via shared septic tank.

TENURE

Freehold. Maintenance charge of TBC for the upkeep of communal gardens and septic tank.

