



High Meadows



STAGS

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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 property
- 3 bedrooms
- Delightful gardens
- Off road parking
- Freehold

Guide Price £675,000

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 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





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	80
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

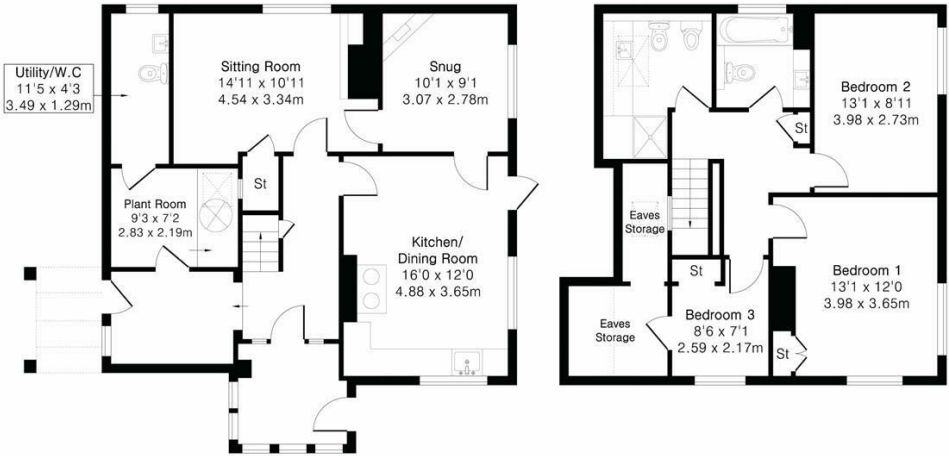
Kensey House, 18 Western
Road, Launceston, PL15
7AS

launceston@stags.co.uk
01566 774999

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



Ground Floor
First Floor
For identification only - Not to scale



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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