



The Granary

Roundhayes Farm, Crackington Haven, Bude, Cornwall, EX23 0LF

KIVELLS

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Roundhayees Farm, Crackington Haven, EX23 0LF

£215,000 Guide Price

End of terrace, three bedroom barn conversion

Designated for year-round holiday use, qualifying for exemption from second home council tax charges

Enjoys access to approximately two acres of beautifully maintained communal gardens, tennis court and orchard

Located within walking distance of Crackington Haven

Offered for sale with no onward chain

EPC Rating: D



Description

Situated within the sought-after Roundhayes development, this charming end-of-terrace, three-bedroom barn conversion enjoys an enviable position just a short walk from Crackington Haven.

The well-proportioned accommodation briefly comprises a kitchen/dining room, shower room, living room, family bathroom and three bedrooms. Outside, the property boasts a private rear garden, residents' parking and access to approximately two acres of beautifully maintained communal grounds, featuring a tennis court, orchard and wildlife pond.

Offered for sale with no onward chain and benefiting from a year-round holiday use designation, this is an excellent opportunity to purchase a beautiful coastal retreat or a proven investment. The property is held on a freehold basis, with each owner contributing to a service charge for the upkeep of the communal areas—managed by Roundhayes Farm Management Company. Each owner will become both a shareholder and member.

A viewing is highly recommended to fully appreciate the lifestyle, setting and unique character this delightful home has to offer.



Situation

The property is situated on the outskirts of Crackington Haven, a picturesque coastal village set within a designated Area of Outstanding Natural Beauty (AONB). The village offers a welcoming community with amenities including a traditional pub, a village hall and charming beachside cafés.

Just 5 miles to the southwest lies the quaint harbour village of Boscastle, home to a selection of shops, restaurants and a doctors' surgery. The vibrant coastal town of Bude is just over 11 miles to the north, while the historic town of Launceston is 16 miles inland, providing access to the A30 — the main route connecting Truro and Exeter.

For travel further afield, Newquay Airport is 31 miles to the southwest and Bodmin Parkway railway station, 23 miles to the south, offers direct services to London Paddington via Plymouth.

Accommodation

Entrance via a part glazed uPVC door into: -

KITCHEN / DINING ROOM

Window to front elevation. A range of base and eye level units with worksurface above and an inset 1.5 bowl sink with mixer tap and drainer. Electric hob with oven below and extractor fan above with tiled surround. Space for a washing machine and freestanding fridge/freezer as well as a dining table. Laminate flooring and radiators.

SHOWER ROOM

Three-piece suite comprising a close coupled WC, pedestal hand wash basin and shower with glass shower screen. Laminate flooring and radiator.

HALLWAY

Built-in storage cupboard and laminate flooring.

BATHROOM

Obscure window to rear elevation. Three-piece suite comprising a WC, pedestal hand wash basin and bath with shower above and tiled surround. Heated towel rail and tiled flooring.

Stairs lead down to: -

LIVING ROOM

Dual aspect room with windows to the side and front elevations. Space for a range of living room furniture. Log burner on slate hearth, fitted carpet and radiator.

Stairs rise to: -

LANDING & MEZZANINE STORAGE AREA

Velux to front elevation. Access to all rooms on the first floor and mezzanine storage area. Exposed wooden beams, loft hatch and fitted carpet.

BEDROOM THREE

Window and Velux to rear elevation. Space for a range of bedroom furniture. Fitted carpet and built in wardrobe.

BEDROOM TWO

Window to side elevation. Space for a double bed and a range of bedroom furniture. Exposed stonework, fitted carpet and a built-in wardrobe.

BEDROOM ONE

Window to front elevation. Space for a double bed and bedroom furniture. Exposed stonework, fitted carpet and built-in wardrobe.



Outside

The property benefits from a private garden, large communal car park, a tennis court and access to approximately two acres of beautifully maintained shared gardens, boasting an orchard and wildlife pond.

Service Charge

There is a monthly service charge payable to Roundhayes Farm Management Company of £60. This covers emptying of the septic tanks and day-to-day running of the communal areas including gardening etc.

There are no other fixed maintenance fees. Any bigger projects are discussed & agreed in advance and money is called for as and when matters arise.

Agent's Note

The property is designated for year-round holiday use and is not intended as a principal residence. Accordingly, the vendors advise that no additional council tax premiums are payable.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, electric and oil-fired central heating. Shared private drainage.

⚡ EE Rating - D

£ Council Tax Band - C

/// Directions

What3Words - ///traders.wharfs.according

👤 Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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