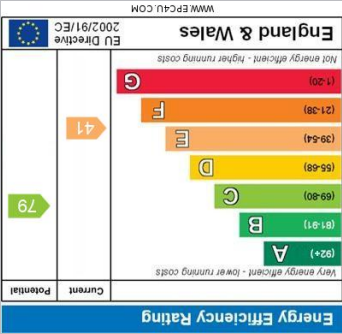


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



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The Property Ombudsman



Mohar Barn,

Stibb, Bude, Cornwall , EX23 9HP

- Detached Barn conversion in a quiet hamlet
- Open vaulted living room with feature stone wall
- Two double bedrooms, with exposed beams and floorboards
- Off road parking for two vehicles, garden and decking
- Available with no onward chain



Directions

From the centre of Bude proceed up through town via Belle Vue passing down through Golf Course Road. Continue on this road heading up to the village of Poughill, until you pass through the village and reach the crossroads at the top of the hill. Turn left signposted Stibb and again continue all along this road for approximately 2 and 1/2 miles until you reach the 'T' junction and turn right and then take the right down the gravel road and the property will be located on the right hand side.



COLWILLS
the property professionals

Mohar Barn,

Stibb, Bude, Cornwall , EX23 9HP

£325,000

A detached barn conversion situated in the popular hamlet of Stibb, being only a short drive or walk to the striking North Cornish coast and nearby beaches of Sandy Mouth and Duckpool. The town of Bude is only 5 miles away and the thriving village of Kilkhampton is just 1 mile away making this an excellent location.

The accommodation briefly comprises: A double height sitting room with vaulted ceiling and exposed feature stone walling, dining room with curved ceiling, log burner and double doors opening out to decking, kitchen with slate work surfaces, ground floor bedroom and wet room, with a galleried first floor bedroom. Outside, there is off-road parking to the front, decked seating area and a small area of lawn.

Available with no onward chain.

LIVING ROOM 17' 1" x 15' 9" (5.21m x 4.8m) Entering the property via a wooden door with side glazing and granite pillar opening into the most impressive double height open vaulted living room, with feature stone wall, log burner on a slate hearth, exposed A frames and floorboards. Cast iron floor standing radiators and cupboard housing the LPG fired combi boiler.

KITCHEN 13' 0" x 8' 6" (3.96m x 2.59m) Fitted with a range of dark grey wall and base units with matching worksurface over, inset butler sink with chrome mixer tap. Built in single oven and inset gas hob with extractor over, space and plumbing for washing machine. Contrasting mosaic tiling to the splash-back, exposed beams to ceiling and wooden double glazed window to the side elevation.

DINING ROOM 15' 1" x 11' 8" (4.6m x 3.56m) An impressive dual aspect dining room with windows to the rear elevation and wooden patio doors opening to the decked seating area and gardens beyond, solid wood flooring and feature log burner and exposed stone wall.

WETROOM 7' 8" x 4' 3" (2.34m x 1.3m) A curved shower enclosure with mains fed shower on a chrome riser, full hight glass shower screen with contemporary mosaic tiling the wet areas. Pedestal wash hand basin and WC. Wall mounted heated towel rail, inset spotlights, extractor and Velux window.

BEDROOM ONE 13' 0" x 8' 5" (3.96m x 2.57m) An impressive double bedroom with wooden double glazed window to the front elevation, exposed feature stone wall, exposed floorboards with inset plug sockets and TV points, inset spotlights and exposed beams to ceiling.

BEDROOM TWO 18' 0" x 14' 8" (5.49m x 4.47m) A 'Hit and Miss' staircase leads from the living room to the first floor into an open vaulted double bedroom with beams to ceiling and a feature stone wall.

OUTSIDE The property is approached via a tarmac driveway providing off road parking for two vehicles. Beyond the reclaimed railway sleepers is an area of decking and lawn with views over the surrounding fields. To the side of the property is space for a garden shed and log store.

SERVICES Mains water and drainage, LPG central heating. Mains electricity.

TENURE Freehold

