



Post Office

Post Office, 20 The Square, Kilkhampton, Bude, EX23 9QQ



Bude 5 miles - Sandymouth beach 3.5 miles - Barnstaple 29 miles

A deceptively spacious and versatile village property offering substantial family accommodation together with commercial and dual family potential, all within easy reach of the North Cornwall coastline.

- Substantial residence with 5 bedrooms plus a study
- Spacious ground floor sitting room
- Stylish modern kitchen
- Superb first floor living room with exposed floorboards
- Large games room with potential for commercial use
- Generous detached lawned garden
- Walking distance to all village amenities
- Just under 3 Miles to Sandymouth beach
- Freehold
- Council Tax Band: C

Guide Price £385,000

SITUATION

The property occupies a convenient and very central position within the popular village of Kilkhampton, a thriving North Cornwall community offering an excellent range of day-to-day amenities including a Co-op, Spar/post office, primary school, two public houses, places of worship and a variety of local businesses. The village is well served by regular bus routes providing access to the surrounding area. The dramatic North Cornish coastline is within easy reach, with the nearby National Trust-owned Sandymouth Beach, Duckpool and Coombe Valley providing spectacular scenery and excellent opportunities for walking, surfing and enjoying the outdoors. Kilkhampton Common, situated on the edge of the village, offers further attractive walking routes and open countryside. The popular coastal town of Bude lies approximately 5 miles to the south and provides a comprehensive range of shopping, leisure and educational facilities including secondary schooling, larger supermarkets, independent shops, restaurants, cafés, sporting facilities and two renowned sandy beaches.

DESCRIPTION

Offering considerably more accommodation than may first appear, this versatile property combines comfortable family living with the benefit of a substantial games room that forms part of the former shop/post office premises. This area presents an opportunity for those seeking to establish a tea room, café, retail outlet or other commercial venture, whilst equally lending itself to a variety of domestic uses, subject to any necessary consents. The property has genuine possibilities to be used for dual family occupation, having been 2 separate dwellings in the past.

ACCOMMODATION

The accommodation is arranged over two floors and briefly comprises an entrance hall leading to a spacious sitting room featuring an exposed stone wall and fireplace with electric fire. Positioned to the rear of the property, this room enjoys a more peaceful setting away from the road. The kitchen is fitted with a stylish range of contemporary oven and base units incorporating a built-in Zanussi wall and AEG ceramic hob, together with ample work surface and storage space. Beyond the kitchen is a useful rear lean-to with tiled flooring and a door opening onto the rear patio. Also on the ground floor is a study and the substantial games room, providing extensive additional 'funky' space and offers considerable flexibility for either residential or commercial purposes. On the first floor are five well-proportioned bedrooms and a generous family bathroom. A particular feature of the property is the attractive first floor living room, a characterful space with exposed floorboards and an electric fire set within a decorative fire surround.

OUTSIDE

To the rear of the property is a patio area accessed from the lean-to. It should be noted that two neighbouring properties benefit from rights of access to reach their respective homes, set to the rear of the property. The Post Office also enjoys a right of access along the path situated in front of the neighbouring cottages leading to the garden. The detached rear garden is a particularly appealing feature, being predominantly laid to lawn with a patio seating area and backing directly onto open fields. Enclosed by a variety of mature trees and shrubs, the garden enjoys a good degree of privacy and seclusion, providing an attractive setting for relaxation, entertaining and family enjoyment. There is a driveway to the side of the house, which offers 2 off road parking spaces and access into a block built and rendered workshop just opposite the side entrance door.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

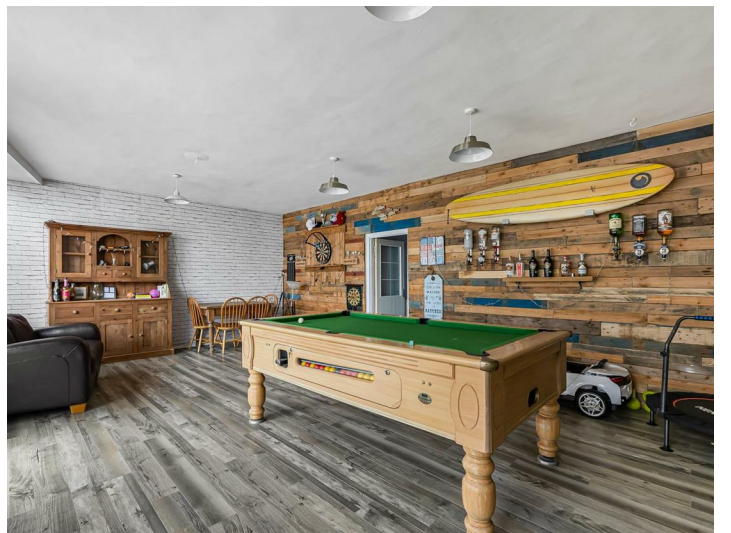
SERVICES

Main electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

Please drive into the village, and the property will be found directly opposite the Spar shop, marked with a Stags for sale board.

What3words - ///enacted.chaos.breeding



**Approximate Gross Internal Area 2852 sq ft - 265 sq m
(Excluding Garage)**

Ground Floor Area 1478 sq ft - 137 sq m

First Floor Area 1374 sq ft - 128 sq m

Garage Area 214 sq ft - 20 sq m



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.



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		Current	Potential
(92-100) A	(81-91) B	(65-77) C	(55-67) D
(55-67) D	(35-54) E	(2-46) F	(1-20) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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