

Spring Cottage

Spring Cottage West

Kilkhampton, Bude, EX23 9QW

Bude 5.9 miles - Barnstaple 29 miles - Exeter 56 miles

A charming, well presented detached 3/4 bedroom cottage, combining characterful accommodation with generous living spaces and a lovely enclosed garden, located just 3 miles from the coast and sea.

- Extended 3/4 bedroom cottage
- Wealth of character features
- Generous Kitchen and dining room
- Shower room and study/bedroom 4
- Freehold
- Convenient village location
- Sitting room with woodburning stove
- Bedroom 1 with Juliet balcony
- Enclosed rear garden and stone-built garage
- Council tax band - business rated currently

Guide Price £415,000

SITUATION

Positioned within the popular village of Kilkhampton, a thriving North Cornish community offering a good range of everyday amenities, including local shops, public houses, a range of businesses and schooling. The property occupies an appealing setting within an easy walk of all the village facilities yet is close to countryside walks, including routes towards Kilkhampton Common. The popular coastal town of Bude is just a short drive away, providing a wider range of shopping, leisure and recreational facilities, together with its sandy beaches, dramatic coastline and popular surfing spots. The surrounding North Cornwall coastline offers an abundance of beautiful beaches, coastal walks and picturesque villages, with the National Trust owned beach at Sandymouth offering the closest sandy beach and access to the south-west coastal path.

DESCRIPTION

Spring Cottage is a detached character property which has been tastefully presented and extended to combine traditional cottage features with the benefit of modern living. Internally, the property offers surprisingly spacious and versatile accommodation arranged over two floors, with a wealth of character features including exposed ceiling beams, wooden doors and an attractive stone fireplace housing a woodburning stove.







The cottage is very deceptive, and is much larger than the front aspect belies, with a stunning principle bedroom and a generous kitchen which opens into a light and airy dining room which, along with the spacious sitting room, offers sociable, sizable and comfortable living spaces. The cottage has been, and still is, a successful holiday let but would be an ideal permanent home as well.

ACCOMMODATION

On the ground floor, the property opens into a spacious and welcoming sitting room, featuring an attractive stone fireplace with woodburning stove and plenty of space for relaxing. This leads through to the generous kitchen and separate dining room, which provides an ideal space for family dining and entertaining, with doors opening onto the rear garden. Also on this floor is a useful shower room and a versatile fourth bedroom/study, offering excellent flexibility for guests or those working from home. Upstairs, the landing leads to three further bedrooms and the family bathroom. The principal bedroom is a particularly attractive feature, enjoying a vaulted ceiling, Juliet balcony and far-reaching countryside views.

OUTSIDE

Outside, Spring Cottage enjoys an enclosed and well-established garden with a traditional stone wall to the front, providing an attractive and private space in which to relax. The garden offers a good sized lawn, bordered by mature shrubs and established planting, together with a paved patio area which provides an ideal setting for al-fresco dining. To the front, the property benefits from a small area of off-road parking, bordering the road, and there is a traditional stone built garage. The garage has a concrete floor and double doors opening directly onto the road, offering useful storage if required

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.

VIEWING

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

DIRECTIONS

From Launceston, take the B3254 north towards Bude, passing through the villages of Ladycross and Whitstone. Continue for approximately 16 miles to Red Post crossroads, then proceed straight across, following the signs for Kilkhampton on the B3254. On reaching Kilkhampton, continue into the village centre and turn left into West Street, where Spring Cottage can be found towards the end of the street, on the right hand side.

What3words - ///animates.cured.cargo

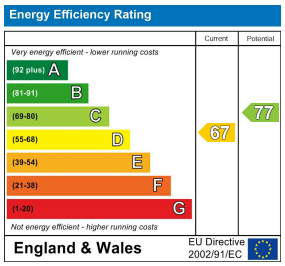






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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

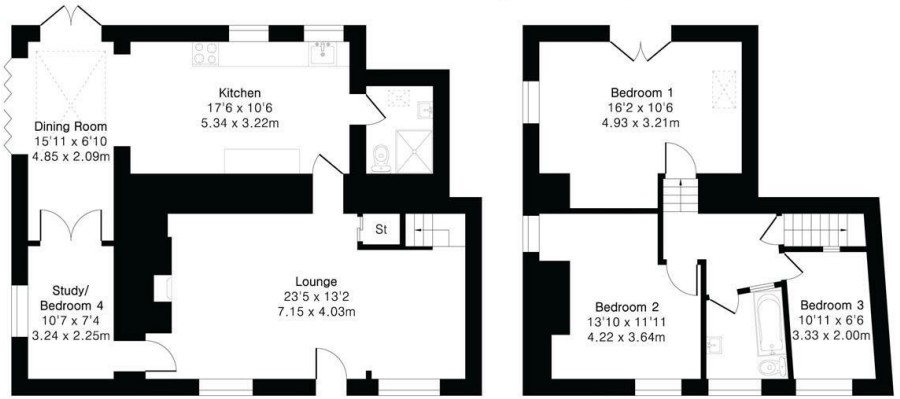
launceston@stags.co.uk

01566 774999

Approximate Gross Internal Area 1454 sq ft - 135 sq m

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 571 sq ft – 53 sq m



Ground Floor First Floor

For Identification Only Not To Scale

PINKPLAN

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.