



## 24 New Cottages

Kilkhampton | Bude | Cornwall



Town • Country • Coast





Located within walking distance of several village amenities is this 2 bedroom terraced cottage which has a single garage and a nearby detached garden. The vendors have recently had the roof completely replaced with new, felt, batons and slate and have also had a new external combi boiler installed shortly before that.

You enter the property into a hallway that opens into a generous front and rear aspect sitting/dining room. Against one wall is a staircase to the first floor and a fireplace (not in use). Adjoining the reception space is a kitchen/breakfast room with a range of eye and base level units. This room is dual aspect and offers scope for a purchaser to design and install a kitchen of their own. To the rear of the dining area is a door to a rear porch leading out to the single garage, log store and back garden.

On the first floor are 2 bedrooms and a family bathroom. The master bedroom is front aspect offering plenty of space for a double bedroom plus freestanding bedroom furniture. Louvre doors give access to a large wooded airing cupboard featuring downlights, power and heating. Bedroom 2 is front aspect and would make a nice guest room or nursery. Finally there is a family bathroom with a 3 piece suite including an electric shower over the bath.

In front of the property is a raised garden laid to lawn with a path and steps to the front door. There is a vehicular and pedestrian right of way at either end of the terrace for the property. This right of way is to the rear between the cottage and the single garage and stone wood store. The garage tapers to the rear, has water, light and power connected and is ideal for storage. A shared path runs down the side of the garage into the detached garden which is a great size. The garden itself is level and predominantly laid to lawn perfect for children and pets alike and offers scope to create a vegetable garden.





### Situation

Kilkhampton is a popular village with numerous amenities including a village Stores CO-OP supermarket, Post Office, village Primary School, two public houses, places of worship in addition to other shops. Kilkhampton is located approximately 3 miles from the north coastal town of Bude which offers a wide range of shopping, banking and schooling facilities as well as a range of leisure facilities including public swimming pool, tennis courts and golf course. Bude is renowned for its sandy beaches, surfing and pleasant coastal walks. The nearby towns of Holsworthy and Launceston are approximately 10 miles and 18 miles respectively also offer a wide range of local and national facilities. Kilkhampton is a well-served self-contained traditional village with a range of local amenities including 2 general stores, Post Office, bakery, butchers, fish and chip shop and 2 public houses. The A39 "Atlantic Highway" provides good access to North Cornwall and Bideford. The A30 dual carriage way is accessed from Launceston putting the cities of Truro, Exeter and Plymouth within reach where rail and air links can be found.

### Directions

The postcode for the property is EX23 9QH. What Three Words 'work.widen.offhand' will take you to the property. From Launceston proceed on B3254 signed posted Bude. Follow this road for a number of miles and proceed through Whitstone. After approximately four miles you will approach Red Post and at the crossroads, proceed ahead. On the B3254 sign posted Kilkhampton continue on this road until you reach the village. At the 'T' junction turn right on A39 and after a short distance where the property will be seen on your right hand side.

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**Entrance Hallway**  
3'1" x 3'0" (0.94m x 0.92m)

**Sitting/Dining Room**  
21'9" x 11'10" (6.65m x 3.61m)

**Kitchen/Breakfast Room**  
13'10" max x 7'5" (4.24m max x 2.28m)

**Rear Porch**  
6'2" x 2'1" (1.88m x 0.65m)

### First Floor Landing

**Bedroom 1**  
14'4" x 8'11" (4.38m x 2.74m)


**Bedroom 2**  
7'11" x 7'7" (2.43m x 2.33m)

**Bathroom**  
6'1" x 5'1" (1.86m x 1.56m)

**Garage**  
17'3" max x 9'11" max (5.28m max x 3.04m max)  
tapers to the rear

**Store**  
9'10" x 6'8" (3.00m x 2.05m)

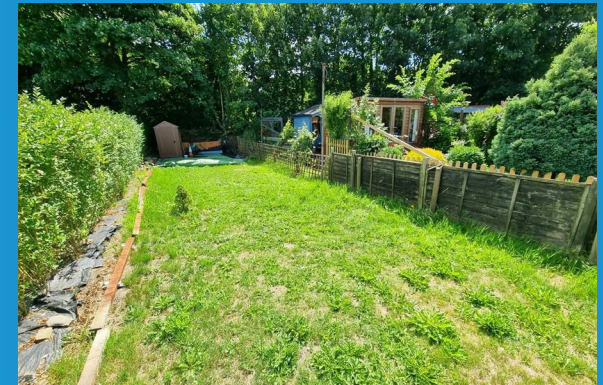
**Services**  
Mains Electricity, Water & Drainage.  
Oil Fired Central.  
Council Tax Band B.

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 81  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   |         |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   | 43      |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

### First Floor



### Ground Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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