



**24 New Cottages**  
Kilkhampton | Bude | Cornwall



Located within walking distance of several village amenities is this two bedroom terraced cottage with a single garage and a nearby detached garden.

You enter the property into a hallway which opens into a generous front and rear aspect sitting/dining room. Against one wall is a staircase to the first floor along with a fireplace (not in use). Adjoining the reception space is a dual aspect kitchen and breakfast room with a range of oak door eye and base level units. To the rear of the dining area is a door leading to a rear porch, which provides access to the single garage, log store and rear garden. New composite front and rear external doors were fitted in 2024.

On the first floor are two bedrooms and a family bathroom. The master bedroom is front aspect and offers space for a double bed with freestanding furniture. Louvre doors give access to a large wood clad airing cupboard measuring over seven feet at its widest point and fitted with bespoke wooden shelving, recessed downlights, power and heating. Bedroom two is also front aspect and would suit a guest room/nursery/office and features a tongue and groove false ceiling with recessed LED down lights. The bathroom is fitted with a three piece suite including an electric shower over the bath.

To the front of the property is a raised terrace garden which has been stone chipped and laid over a weed proof membrane, with steps leading to the front door.

There is a vehicular and pedestrian right of way at either end of the terrace. The right of way leads to the rear of the property, the garage and the stone log store. The garage provides off road parking for one vehicle and has power, lighting and water connected, with potential to extend into the adjoining log store if required. Plentiful on road parking is also available nearby.

A shared path runs alongside the garage leading to the detached rear garden, which is a great size. The garden is level and predominantly laid to lawn.



#### 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)

**Garden Shed**  
A 12 x 8 wooden summerhouse with power and lighting connected has been installed at the top of the garden

## Services

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

### Agent Note

The property has had the roof completely replaced with new felt, battens and slate and benefits from oil fired central heating via a modern external combi boiler with recently updated radiators.

### Agent Note

Photo's were taken in 2023. New photos are to follow.

## 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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