

Hope House, West Street,
Kilkhampton, Bude,
EX23 9QW

Guide price £350,000

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PEMBER



Overview

This charming 3 bedroom period detached property dating back to 1836 was originally a Methodist chapel before it's conversion in the 1950's.

It's in a beautiful spot - tucked down a small lane with a stunning rural outlook but within walking distance to all of the village amenities. It has two reception rooms, three bedrooms, two shower rooms and a downstairs loo and two conservatories.

If you are looking for a mature garden you will love the garden with this property. There is also a gorgeous view over the countryside from the main bedroom.

This would make a perfect main residence or holiday home with the National Trust beach of Sandymouth Bay just 10 mins away and beautiful Bude a similar distance.

The property would benefit from a few cosmetic changes to meet the needs of the discerning holiday maker and we have included some virtually staged photos to illustrate the potential.

Sykes Holiday Cottages have projected a gross annual income of £25,590 - £31,277 for 20 week long bookings and 8 short breaks for this property.



On entering the house there is a downstairs loo on your left, you then come into a bright kitchen/diner with UPVC double glazed French doors to the conservatory which leads to the garden.



This virtual staging photo shows the potential with just a change to the flooring, painting the stairs and dining furniture included





A beautiful wood burning stove is the centre point of this light and airy dual aspect reception room with wooden glazed doors to another sun room/conservatory leading to the garden.

There is double glazing throughout the house. Electric heating, an air filter system and a damp proof course have all recently been installed. The roof has also been re-felted and battened.

The next photo shows a virtual staging of the main reception room/sitting room with just the floors changed, new curtains and furniture/lights included.



Reception room - virtually staged.





The main bedroom is light and airy with built in wardrobes and beautiful views across the open countryside. It also has a good sized en-suite shower room.

The next photo shows a virtual staging of the main bedroom.



Virtual staging, main bedroom - just floor changed, curtains and furniture added





Two further dual aspect double bedrooms on the first floor and the main shower room.



Garden and parking

The mature garden is an absolute delight. It is fully enclosed and very private. There is also a useful garden store and workshop with power and light connected to both.

There is parking for two cars at the front of the house (the neighbouring property has pedestrian access across this to their gate). The access to the house and parking is down a narrow lane but there is also on-street parking on West Street for larger vehicles.



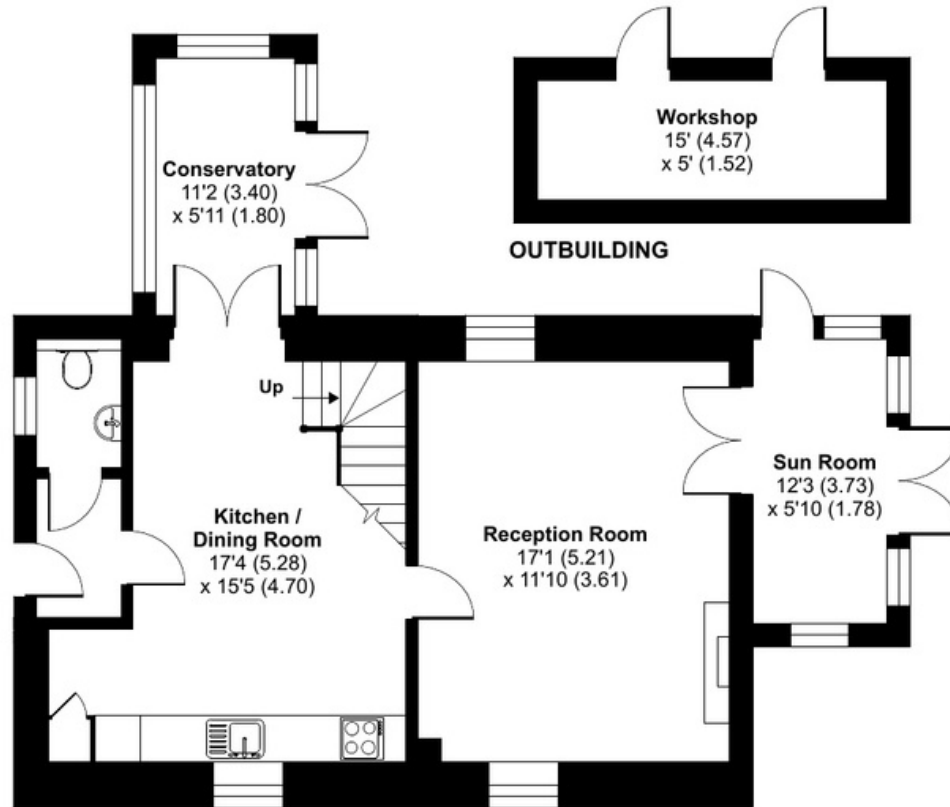
Hope House, West Street, Kilkhampton, Cornwall, Bude, EX23

Approximate Area = 1257 sq ft / 116.8 sq m

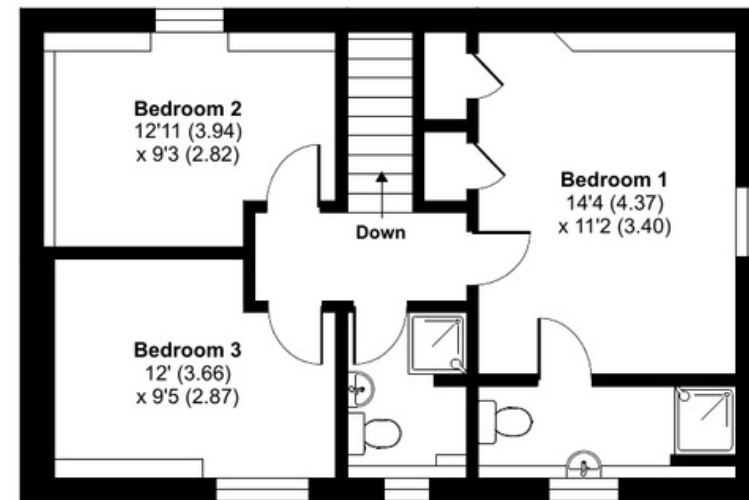
Outbuilding = 78 sq ft / 7.2 sq m

Total = 1335 sq ft / 124 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Vicky Pember. REF: 1019596



About the area

Kilkhampton is a pretty village about 3 miles from the National Trust beach of Sandymouth Bay and 5 miles from the popular Cornish resort of Bude.

The village is well served with a selection of shops and a variety of places to eat or get a takeaway. The parish church, St James, is situated on the main road. There is also a thriving primary school on the outskirts of the village.

A great place for a main residence or as a holiday home/ investment.

Directions

When you enter the village you'll see the Spar on the corner of West Street. A short distance along West Street is the turning right into Barn Lane and Hope House is on your left.

Council Tax - Band D

Tenure - Freehold



**To view, call Vicky
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