

Tregole, Bude, Cornwall, EX23 0EH

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KIVELLS

Sea View,



Sea View

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Sea View, Tregole, Poundstock, Bude, Cornwall, EX23 0EH

£349,950 Freehold

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Photograph taken a short distance from the property

- Detached 4/5 bedroom house
- Superb coastal views towards Lundy Island
- Lawned gardens and off road parking

- Peaceful hamlet location
- Convenient access to A39 'Atlantic Highway'
- Energy efficiency rating - E (50)

SITUATION

Tregole is a small rural hamlet set in an Area of Outstanding Natural Beauty approximately 0.75 miles from the A39 Atlantic Highway between Bude and Wainhouse Corner. The social, commercial and shopping facilities of Bude are within 6 miles. In all directions from Tregole there is countryside of outstanding natural beauty. To the north the rugged North Cornish coast famed for popular family surfing beaches. To the west the open spaces of

Bodmin Moor ideal for walking and riding. To the east is Dartmoor National Park and to the south the hidden treasures of the Tamar Valley steeped in 18th century mining history. Tregole is 16 miles from Launceston on the A30 dual carriageway spine road for Cornwall and Devon. Beyond Launceston, Exeter (a further 42 miles) provides intercity rail link, M5 motorway link and international airport. To the south of Launceston (some 28 miles further) the city of Plymouth provides a continental ferry port and intercity rail link.

DESCRIPTION

Substantial detached residence set in a peaceful location with superb coastal views towards Lundy Island. The property provides spacious accommodation comprising 4/5 bedrooms (master ensuite), light and airy dining space, well appointed kitchen, cosy living room and versatile loft space. Outside the property has off road parking and lawned gardens.

ACCOMMODATION

FRONT PORCH

Hardwood frame with double glazed units, slate tiled flooring, power and light.

HALLWAY

Window to front and stairs to first floor accommodation.

KITCHEN

Good sized family kitchen comprising a range of floor and wall units with wood and slate work surfaces incorporating stainless steel sink / drainer unit with tiled splash backs. Electric 'Rangemaster' oven with 5 burner gas hob and stainless steel extractor hood above. Integrated dishwasher, plumbing and appliance space for 'American' style fridge / freezer. Central island providing further storage units and work surface. Wooden floors, under stairs storage cupboard, telephone point, window to rear and opening to dining area.

UTILITY

Tiled slate flooring, storage units with roll top work surfaces incorporating stainless steel sink / drainer unit. Plumbing and appliance space for washing machine, access to hot water cylinder and electrical consumer unit. Door and window to rear.

DINING ROOM

Light and airy room with floor to ceiling windows and French double doors to front. Slate tiled flooring and velux window.

INNER HALL

Wooden floor and loft access hatch.

BEDROOM FOUR

Double room with windows to side and rear. Television aerial and telephone point. Wooden floors and velux style window.

BEDROOM FIVE / OFFICE

'L' shaped room with window and door side. Television aerial, wooden floors and velux style window.

CLOAKROOM

FIRST FLOOR LANDING

Steps up to loft rooms.

BEDROOM ONE

Large dual aspect double bedroom with windows to front and rear enjoying superb coastal views towards Lundy Island.

ENSUITE

Suite of low level W.C, pedestal wash hand basin and walk in shower cubicle. Obscured window to rear, extractor fan and tiled splash backs.

BEDROOM TWO

Double room with window to front. Fitted corner dressing table and display shelving. Ample space for freestanding bedroom furniture.

BEDROOM THREE

Good sized double bedroom with window to front. Television aerial point and space for bedroom furniture.

FAMILY BATHROOM

White suite of low level W.C, 'P' shaped bath with shower over and vanity wash hand basin with storage cupboards below. Chrome heated towel rail, extractor fan, shaver light and obscured window to rear.

LOFT ROOMS

Versatile and useful space ideal for storage, work or hobbies room. Velux style window, power and light.

OUTSIDE

The property is access via a recently resurfaced driveway which gives access to the properties garage. Gardens are chiefly laid to lawn with border hedging, mature fruit trees and sunny seating areas. Timber summerhouse. From the rear of the property are uninterrupted coastal views.

GARAGE

Of timber construction with double doors to front, pedestrian door and window to side.

SERVICES Mains electricity and water. Private drainage via shared septic tank.

COUNCIL TAX BAND D.

ENERGY EFFICIENCY RATING E (50).

RENTAL GUIDE £900 - £950pcm

DIRECTIONS

Take the A39 'Atlantic Highway' Westbound towards Camelford / Wadebridge. Proceed through Treskinnick Cross and Poundstock and approximately one mile out of Poundstock, just before the sharp left bend take the right hand turning signposted Tregole. Follow this road for approximately 0.75 miles and the property will be found on the right hand side.



VIEWINGS Please ring **01288 359 999** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.
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