

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

Current

Potential

67

71

estate agents

property management

lettings

COLWILLS

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Floor 0

Garage

Kitchen/Dining Room

Living Room

WC

Utility Room

Conservatory

Hallway

Floor 1

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Ensuite

Landing

Approximate total area (1)

1292 ft²

120 m²

Reduced headroom

1 ft²

0.1 m²

The Property Professionals...

COLWILLS

estate agents

property management

lettings

4 Old Orchard Close

Marhamchurch, Bude, Cornwall, EX23 0EJ

Price £435,000

Spacious modern detached house

Located in a popular village location in a quiet cul-de-sac

Living room with an open fire, conservatory, kitchen/breakfast room

Three bedrooms with an ensuite to the principal bedroom and separate bathroom

Garage, off road parking and enclosed gardens. No onward chain

The property professionals

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estate agents • property management • lettings

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning

BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN BUDE

BRITISH
PROPERTY
AWARDS

2018
★★★★★

GOLD WINNER

ESTATE AGENT
IN BUDE

BRITISH
PROPERTY
AWARDS

2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN BUDE

Directions

From the centre of Bude proceed along The Strand turning left at the mini roundabout. After passing the Shell petrol station on the left, turn right onto Kings Hill and follow this road to the top until reaching the A39. Turn right signposted to Camelford, then immediately left signposted to Marhamchurch. Follow this road for approximately 2 miles up into the centre of the village and turn left at the T-junction. After approximately 100 yards, as the road leads around to the right, turn left into Old Orchard Close and follow the road around to the left and the property will be located directly in front of you.

4 Old Orchard Close

Marhamchurch, Bude, Cornwall, EX23 0EJ

Price £435,000

4 Old Orchard is a spacious detached house tucked away in an edge-of-village location in the peaceful and sought after village of Marhamchurch. The property is within walking distance of the village pub and The Weir café and bistro, which offers excellent daytime and evening food. There is also a useful village shop and regular food vans that visit the village for evening takeaway food.

The property offers an entrance hall, living room with an open fireplace, adjoining conservatory, kitchen/dining room with solid wooden work surfaces, utility, and separate WC. On the first floor there are three bedrooms with an ensuite to the principal bedroom and separate bathroom.

Outside there is off road parking for two vehicles with beautiful mature gardens and to the rear the enclosed gardens are laid to lawn with a patio seating area and garden room/office. Available with no onward chain.

ENTRANCE HALL
Entering via a UPVC obscure double glazed door to the entrance hall with coved ceiling, staircase as ascending to the first floor, radiator and slate tiled flooring. Doors serve the following rooms:-

WC
Coved ceiling, inset lighting, attractive part wall tiling, corner vanity unit with wash hand basin, push button low flush WC, door to under stairs storage cupboard and slate tiled flooring.

LIVING ROOM
19' 2" x 11' 9" (5.84m x 3.58m) A bright and spacious reception room with UPVC double glazed window to the front elevation overlooking the beautiful pretty landscaped gardens. Coved ceiling, open fireplace with oak mantle and slate hearth, exposed wood flooring and two radiators. Wooden framed door with matching side panels opening into:-

CONSERVATORY
9' 2" x 8' 5" (2.79m x 2.57m) UPVC double glazed windows and door leading out of the patio and gardens and offering views across the surrounding countryside. Exposed wood flooring and radiator.

KITCHEN DINING ROOM
19' 3" x 10' 8" (5.87m x 3.25m) A bright and spacious dual aspect kitchen dining room with UPVC double glazed window to the front elevation overlooking the landscape gardens and UPVC double glazed windows to the rear overlooking gardens and surrounding countryside. Coved ceiling, inset lighting, radiator and slate tiled flooring.

The kitchen is finished with a range of matching base units with solid wooden work surface with matching upstand, inset composite sink and drainer with mixer tap, inset electric hob with extractor canopy, integrated electric double oven and integrated dishwasher.

UTILITY ROOM
6' 2" x 4' 9" (1.88m x 1.45m) UPVC double glazed window and door to the rear elevation, coved ceiling, inset lighting, fitted work surface with space and plumbing for washing machine, space for freestanding fridge freezer, slate tiled flooring and door to storage cupboard.

FIRST FLOOR
Coved ceiling, radiator and UPVC double glazed window to the rear elevation offering views across the garden and surrounding countryside. Doors serve the following rooms:-

BEDROOM ONE
13' 11" x 10' 5" (4.24m x 3.18m) A bright and spacious South aspect principal double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling, fitted double wardrobe and radiator. Door to:-

ENSUITE
8' 5" x 4' 11" (2.57m x 1.5m) UPVC obscure double window to the rear elevation, coved ceiling, inset lighting, shower enclosure with mains fed soak head shower, pedestal wash hand basin, push button low flush WC, attractive half wall tiling and chrome heated towel rail.

BEDROOM TWO
11' 9" x 10' 5" (3.58m x 3.18m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling, fitted double wardrobe and radiator.

BEDROOM THREE
8' 5" x 7' 9" (2.57m x 2.36m) A single bedroom with UPVC double glazed window to the rear elevation offering views across the gardens and

surrounding countryside. Coved ceiling, radiator and built-in single wardrobe.

BATHROOM
8' 5" x 5' 6" (2.57m x 1.68m) UPVC obscure double glazed window to the rear elevation, inset lighting, shower bath with mains fed soak head shower and glass shower screen, pedestal wash hand basin, push button low flush WC, attractive half wall tiling and chrome wall mounted heated towel rail. Door to the linen cupboard with shelving and radiator.

GARAGE
19' 5" x 9' 7" (5.92m x 2.92m) Up and over door with light and power connected, wall mounted consumer unit, UPVC double glazed window and door to the rear elevation . Wall mounted Ariston gas fired combi boiler.

GARDEN ROOM/OFFICE
9' 4" x 7' 5" (2.84m x 2.26m) Twin wooden framed double glazed windows to the rear and side elevations and wooden stable style door light and power connected.

OUTSIDE
To the front of the property there is blocked paved off road parking for two vehicles with the beautiful established gardens with wide range of plants, shrubs, rose bushes providing an array of colour. Side path and gates lead to the rear enclosed gardens which are laid mainly to lawn with established hedgerow and fenced boundaries. Patio seating area with pergola and established flower beds. Useful walk through shed to one side.

COUNCIL TAX
Band D

SERVICES
All mains services are connected

TENURE
Freehold