



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE



UPPER TREHOLE CRACKINGTON HAVEN, BUDE, CORNWALL EX23 0LA

A RURALLY SITUATED RESIDENTIAL SMALLHOLDING OF APPROX. 8 ACRES, IDEAL FOR LIVESTOCK AND/OR PRIVATE EQUESTRIAN USE, ABOUT ONE MILE FROM THE POPULAR COASTAL RESORT OF CRACKINGTON HAVEN

Ref: EO/BU/822D

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**UPPER TREHOLE
CRACKINGTON HAVEN
BUDE, CORNWALL EX23 0LA**

Approximate Distances:

Crackington Haven	1 mile
Camelford	9 miles
Bude	10 miles
Launceston	17 miles

Detached Bungalow

- ◆ Four Bedrooms
- ◆ Family Bathroom
- ◆ Kitchen/Dining Room
- ◆ Sitting Room
- ◆ Two Conservatories
- ◆ Oil Central Heating
- ◆ Double Glazing

Range of Outbuildings

- ◆ Block Built Workshop
- ◆ Agricultural Barn with Three Internal Stalls
- ◆ Dog Kennel

Static Caravan

Three Pasture Paddocks

**IN ALL EST APPROX. 8.4 ACRES
(About 3.2 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

A detached bungalow understood to be about 22 years old. The property has oil fired central heating and there are double glazed windows throughout and the accommodation with approximate room sizes is as follows:

FRONT PORCH/BOOT ROOM leading to:

ENTRANCE HALL laminated floor, radiator, doors to:

KITCHEN/DINING ROOM 22'1 x 10'4 (about 6.7m x 3.1m) front window, *Velux* skylights, rear window to conservatory, part laminated and part tiled floor, range of built in base and eye level cream kitchen units with work surfaces incorporating 1½ bowl sink with drainer and mixer tap; space for range cooker, integral dishwasher, part tiled walls

REAR CORRIDOR laminated floor, loft access and doors to:

BEDROOM ONE 12' x 11' (about 3.6m x 3.3m) front window, radiator

FAMILY BATHROOM 9'8 x 7'4 (about 2.9m x 2.2m) rear window, fully tiled walls and floor; Jacuzzi bath, WC, wash hand basin, cubicle with mains shower unit, radiator

CONSERVATORY ONE/UTILITY 12'6 x 7'10 (about 3.7m x 2.4m) external door to garden, tiled floor, radiator, clear plastic roof

BEDROOM TWO 11'1 x 7'11 (about 10.9m x 2.4m) front window, radiator

SITTING ROOM 13'9 x 13'8 (about 4.2m x 4.1m) fireplace with wood burner, radiator

BEDROOM THREE 10'10' x 7'10 (about 3.3m x 2.4m) side window, radiator

BEDROOM FOUR 10'10 x 7'10 (about 3.3m x 2.4m) side window, radiator

CONSERVATORY TWO 22'3 x 7'10 (about 6.8m x 2.4m) external door, tiled floor, door through to conservatory one

OUTSIDE

The property is approached from the country lane along a concrete drive which continues past the property to give access to nearby Trehole Farm.

From the concrete drive there is a private gated entrance leading to a large parking and turning area to the front and far side of the residence.

STATIC CARAVAN with services connected

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited UPPER TREHOLE, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

THE OUTBUILDINGS

There are the following buildings with approximate sizes:

WORKSHOP 33'7 x 14'9 (about 10.3m x 4.5m) brick walls under a GI roof with concrete base; light, power and water supplies

DOG KENNEL

AGRICULTURAL BARN 45' x 30' (about 13.7m x 9.2m) block walls with box profile roof and concrete base, divided internally to provide:

THREE STALLS

12' x 9'10 (about 3.6m x 3m)

12' x 9'5 (about 3.6m x 3.5m)

12' x 9'1 (about 3.6m x 3.4m)

THE LAND

The land adjoins the property to the front in three excellent grassland paddocks, enclosed by mature hedges. Water is supplied to a field trough.

In the first paddock to the front of the residence, there is a levelled area of approx 40m x 20m, which is an ideal site for the installation of a manege, subject to any necessary permissions being obtained.

IN ALL EST APPROX. 8.4 ACRES
(About 3.2 Hectares)
(TO BE CONFIRMED)

SERVICES

MAINS WATER, MAINS ELECTRICITY, SEPTIC TANK DRAINAGE, OIL CENTRAL HEATING TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

NORTH CORNWALL DISTRICT COUNCIL

GENERAL AND SITUATION

The sale of Upper Trehole provides purchasers with an opportunity to acquire a very pleasantly situated residential smallholding about one mile from the popular coastal resort of Crackington Haven.

In the inspecting agent's opinion, the property is equally well suited for either small livestock or private equestrian use.

We understand, from the vendors, that outriding in the locality is available along numerous quiet country lanes and on several local beaches at certain times of the year.

Nearby Crackington Haven has a shop and Post Office and for wider ranges of shopping facilities Camelford is about 9 miles and Bude is about 10 miles. The larger town of Launceston is about 17 miles with a full range of amenities.

DIRECTIONS

From Bude take the A39 southbound towards Wadebridge and Padstow for about 7 miles, continue through Wainhouse Corner and then take the next turning right, signposted to Boscastle / Crackington Haven.

Follow this road for about 1½ miles and turn right, signposted to Crackington Haven. Proceed past four bungalows on the left hand side and then take the next turning left, signposted Hill & Sweets and Hallgather. Follow this lane almost to the end and then turn left into the concrete drive to Trehole Farm.

Upper Trehole is the first property on the right hand side.

VIEWING

Strictly by appointment only with the Agents **RURAL SCENE - TEL 01264 850700**

PRICE GUIDE £445,000



Arrival Yard & Buildings



Potential Manege



Paddock



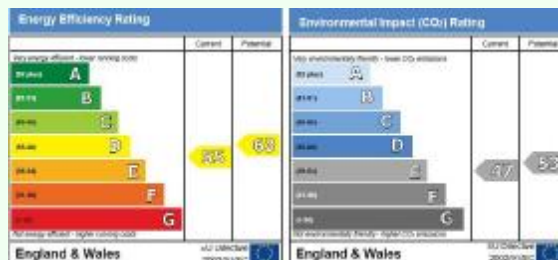
Paddock



Kitchen



Sitting Room



EPC Graph