



Eastcott Farm

Eastcott, Bude, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A superb opportunity to acquire a farmhouse, with outbuildings and 4 acres, set in a coastal position in the North Cornwall countryside

A charming four-bedroom period farmhouse with outbuildings, stables and sand school, set in a stunning semi-rural position on the Hartland Heritage Coast. The property provides spacious, attractive accommodation with a wealth of original details, as well as adjoining barns with the potential for conversion into further living space subject to obtaining the necessary consents. The property enjoys approximately 4 acres in total.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



2 BARN & STABLES



4 ACRES



FREEHOLD



SEMI-RURAL



3,234 SQ FT



**GUIDE PRICE
£875,000**



The property

The farmhouse features various charming original details, including exposed timber beams and open fireplaces blended seamlessly with modern additions and contemporary fixtures and fittings. At the front, the porch opens into a hallway with doors either side to the front reception rooms. These include the sitting room and the dining room, both of which are similarly proportioned and feature characterful accommodation with grand stone-built original fireplaces, fitted with a woodburning stove. Adjoining the sitting room there is a study for private home working, while towards the rear, the breakfast room and orangery provide further welcoming reception space. The breakfast room has a fireplace fitted with an Aga, as well as French doors connecting to the sunny orangery, a modern addition with a large ceiling lantern skylight and bi-fold doors opening to the beautiful garden. Also on the ground floor, the well-equipped kitchen features farmhouse-style fitted units, wooden worktops and space for all the necessary appliances, while the adjoining utility room provides further space for home appliances. The ground floor accommodation is completed by a cloakroom and a storeroom, accessed externally which also has a WC.

Upstairs, the four well-presented double bedrooms are of similar proportions with the principal bedroom benefitting from an en suite shower room and dressing area. Two further bedrooms benefit from built-in storage, while the first floor also provides a family bathroom. The study on the ground floor could provide a fifth bedroom if required.

Outside

The house and outbuildings are set in substantial grounds of approximately 4 acres, providing an excellent opportunity to continue using the grounds for equestrian use or for creating a smallholding. At the front of the house, the gardens have an area of lawn with a central paved pathway leading to the entrance and walled borders, while at the rear, the south-facing garden is beautifully landscaped and offers a patio area for al fresco dining, plus terraced lawns, colourful border beds and a wealth of mature trees and established shrubs providing a high degree of privacy. The stables block and paddocks provide the potential for a commercial operation, including an all-weather paddock with a 20' x 40' sand school, several fenced grassy paddocks and easy access for vehicles.



The stable block has two loose boxes, a haystore and mains water and electricity connected as well as planning permission granted for the erection of a large shed to be used as a tractor/horse lorry store. Further outbuildings include the two barns adjoining the house, which offer the opportunity for development into further accommodation, subject to the necessary consents. There is lapsed planning on one of the barns for a one-bedroom annexe and hay/lorry storage barn.

Location

Eastcott is a peaceful hamlet, surrounded by beautiful countryside and within easy reach of the stunning north Cornwall coast. The area provides breathtaking walking, cycling and riding routes along the coast, together with pristine beaches for watersports and soaking up the sunshine. Morwenstow, approximately three miles away, benefits from beautiful unspoiled beaches including Marsland Mouth, Duckpool and Stanbury Mouth. The South West Coast Path is also close by, which is England's longest waymarked long-distance footpath and a National Trail. Local facilities in the area are excellent. The parish of Morwenstow

has a primary school rated outstanding by OFSTED, a 13th century public house, riding stables and an active rural community. The village of Kilkhampton is approximately 3.5 miles away and includes two small supermarkets, two public houses and a range of independent businesses. Bude is eight miles away, with two sandy beaches, a range of supermarkets and restaurants, a leisure centre with a gym and swimming pool and a number of schools. To the north lie the towns of Bideford and Barnstaple, which offer good shopping facilities, and access to the North Devon Link Road.



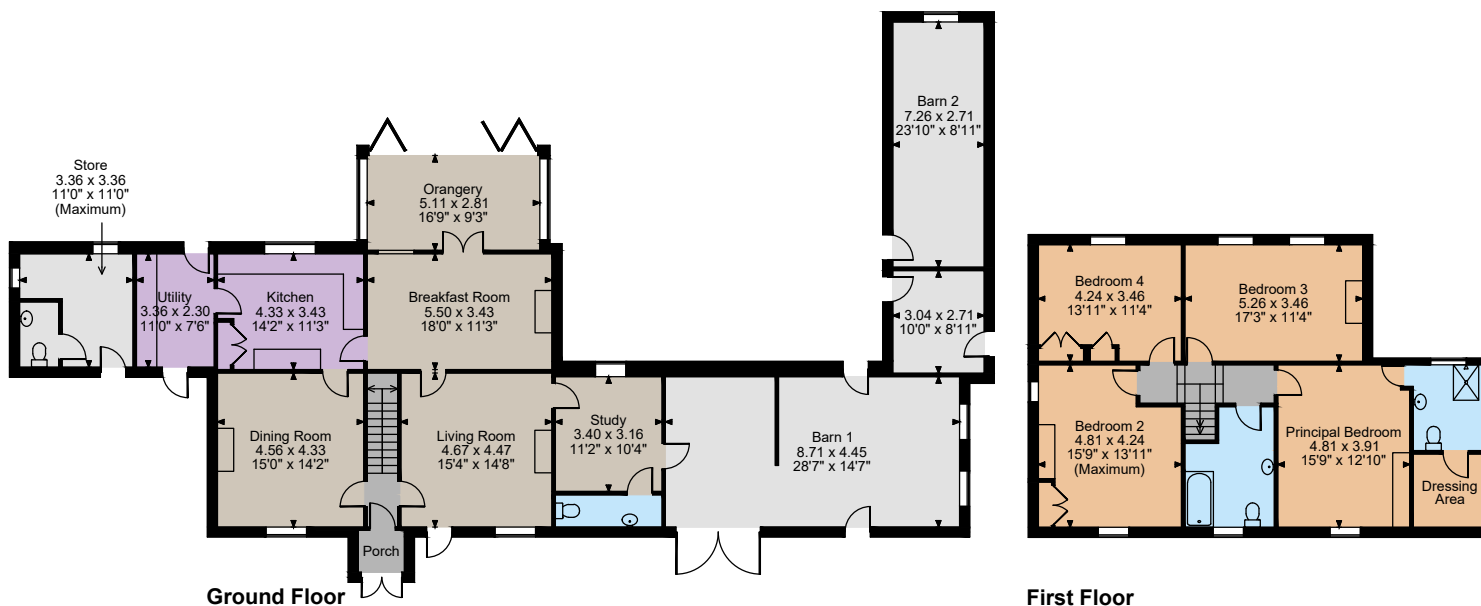
Distances

- Morwenstow 3 miles
- Bude 8.0 miles
- Bideford 17.0 miles
- Launceston 22 miles
- Barnstaple Station 26 miles
- Barnstaple 27 miles
- Exeter 58 miles

Nearby Schools

- St Joseph's School
- Kingsley School
- Budhaven Community School
- St Marks C of E Primary School
- Bude Primary Academy
- Kilkhampton Junior and Infant School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3,234 sq ft (300 sq m)

For identification purposes only.

Directions

EX23 9PL

what3words: ///lake.somewhere.clown - brings you to the driveway

General

Local Authority: Cornwall Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E **EPC Rating:** E

Planning Reference: PA16/06607. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Agents Note: A small patch of Japanese Knotweed was identified within the property boundary approx 4 years ago which has been professionally treated twice yearly since. The treatment is due for one more year with a 10 year Knotweed express insurance backed guarantee issued via GPI.

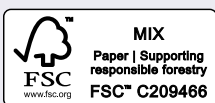
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