



River Coombe



Boscastle 6.3 miles - Camelford 8 miles -
Bude 10.9 miles

A delightful 2 bedroom cottage with sea views, situated in Crackington Haven

- Coastal Views
- 2 Bedroom Cottage
- 0.2 miles from the Beach
- Garden
- Off Road Parking
- Picturesque Location
- Ideal Investment Opportunity
- Freehold
- Council Tax Bands: Business Rates

Offers In Excess Of
£325,000

SITUATION

The property is located within the popular coastal village of Crackington Haven, a designated Area of Outstanding Natural Beauty (AONB). The village has a village shop, public house, village hall and beachside cafes. The small coastal village of Boscastle is 6 miles to the south west with a doctors' surgery, shops and restaurants. The coastal town of Bude is just over 11 miles to the north. Launceston is 16 miles away with access to the A30 linking the cities of Truro and Exeter. Newquay Airport lies 31 miles to the south west and Okehampton Railway Station is less than an hour's drive away, serving London Paddington via Exeter.

DESCRIPTION

A rare opportunity in a sought after coastal location to purchase a delightful two bedroom cottage with gardens, parking and additional adjoining land. The cottage enjoy beautiful coastal views towards the Atlantic Ocean and offer a variety of options including full residential use or holiday accommodation. River Coombe is believed to be of studwork construction with concrete render and UPVC double glazing.

Entrance hall with doors leading to the living room which comprises an open fireplace with stone surround, beamed ceiling, views to the countryside and sea beyond and an opening into the kitchen. The kitchen has a cooker with hob and extractor over, range of wall mounted base and eye level units, sink with drainer and space for a fridge. The bathroom has a bath with electric shower over, airing cupboard, wash hand basin, WC and a heated towel rail. The doors to the two bedrooms are also accessed via the hall.

OUTSIDE

The property is approached over a private drive which serves the cottage and two

other properties. The cottage benefits from private gardens which are laid to lawn with an area of patio where the views can be enjoyed. There is a parking area for numerous vehicles. The cottages come with grounds to the front, rear and side. The cottage also benefits from the ownership of part of the field towards the sea on the other side of the river, creating an extension to the garden and protecting the views.

ADDITIONAL INFORMATION

Mains water and electricity, Private drainage. Night storage heaters. Broadband availability: Ultrafast and Standard ADSL , Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

Septic tank is located in the field to the right of them.

Flood Risk - Rivers and Sea: Medium,
Surface water: High

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

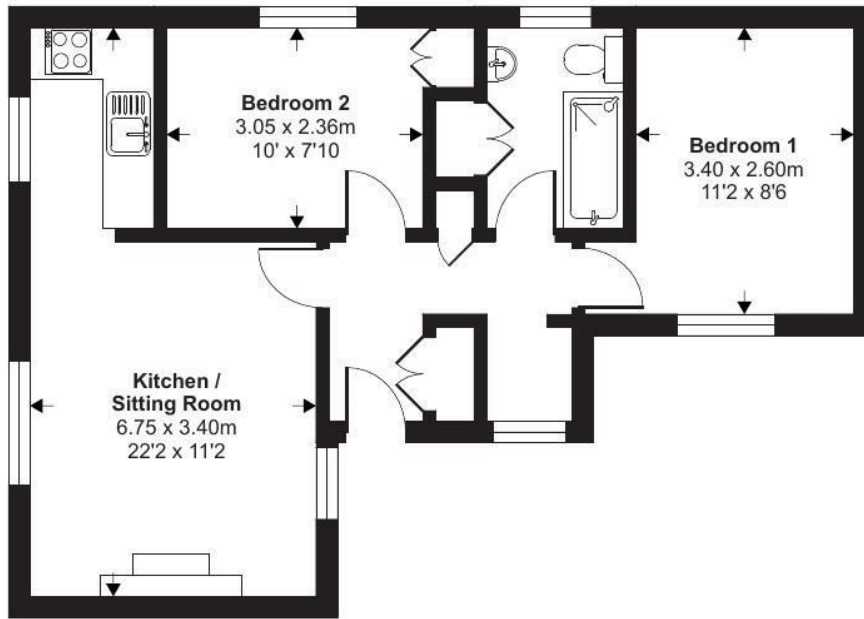
From the car park at Crackington Haven Beach, with the sea on your right hand side, proceed up the hill. Pass the right hand turning and property can be found on the left hand side, identified by the nameplate. Follow the drive and bear left to the parking area.

What3words.com: ///email.rudder.fond



Approximate Area = 524 sq ft / 48.7 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nixecom 2024. Produced for Stags. REF: 1201827

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-13) H
Net energy efficient - higher rating costs		EU DIRECTIVE 2002/91/EC	
England & Wales		87	48

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