



Little Coombe



Boscastle 6.3 miles - Camelford 8 miles -
Bude 10.9 miles

A delightful stone cottage
situated in the heart of
Crackington Haven and walking
distance of the beach.

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

Offers In Excess Of
£275,000

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 charming cottage with gardens and parking. The cottage enjoys beautiful coastal views towards the Atlantic Ocean and offer a variety of options including full residential use or holiday accommodation. Little Coombe is believed to be of stone construction with a slate roof and benefits from UPVC double glazing.

The open plan living accommodation has an open fireplace with stone surround, storage cupboard, views to the countryside and sea beyond. The kitchen has a cooker with hob and extractor over, sink with drainer, a range of wall mounted and base level units and space for a fridge. A door leads through to the bedroom with built in storage and the bathroom which comprises a bath with electric shower over, airing cupboard, wash hand basin, WC and a heated towel rail.

OUTSIDE

The property is approached over a private drive which serves the cottage and two other properties. The cottage enjoys a private lawned garden with a patio for outdoor dining and mature hedge boundaries. There is a parking area for numerous vehicles.

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

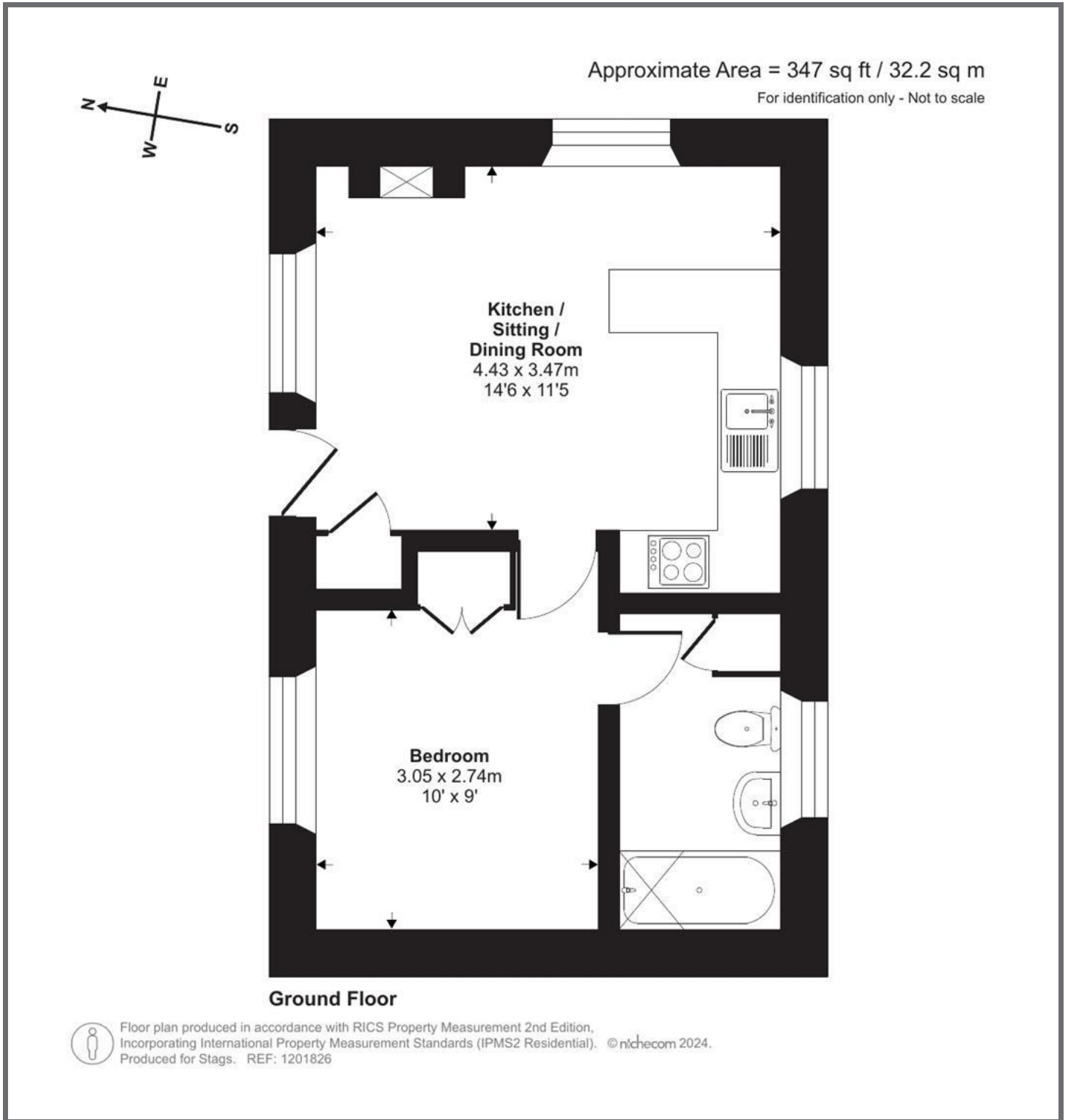
Strictly by appointment with the vendor's appointed agents, Stags.

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





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU DIRECTIVE 2002/91/EC	

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