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The property professionals

MEGWYNGALA, PINCH HILL

Marhamchurch, Bude, Cornwall, EX23 0ER

Price £665,000

- Energy efficient, deceptively spacious detached bungalow
- Located on the edge of the sought after village of Marhamchurch
- Living room with wood burner, dining room, study, kitchen and utility
- Four/five bedrooms with ensuite to the principal and guest bedrooms, separate shower room
- Generous landscaped gardens, extensive off road parking and a single garage

Megwyngala is a beautifully presented, energy-efficient 'B' rated detached bungalow, perfectly situated on the edge of the highly desirable village of Marhamchurch. Just a short stroll from the welcoming village pub and The Weir café and bistro—renowned for its excellent food day and night—the property also enjoys easy access to nearby nature trails, the canal, and the vibrant coastal town of Bude, famous for its sandy surfing beaches and dramatic coastal walks.

Set against a backdrop of peaceful countryside, the property enjoys delightful rural views to the rear, creating a true sense of tranquillity. Thoughtfully renovated by the current owners, the home blends modern efficiency with comfort, featuring a combination of high-quality aluminium triple-glazed and UPVC double-glazed windows throughout, solar panels and 11.4 kWh battery. A spacious entrance hall leads to a dual aspect living room featuring a charming wood burner, a separate dining room and a study.

The well-equipped kitchen and adjoining utility room add practicality to the home's appeal.

The bungalow offers four to five bedrooms, including a principal bedroom with its own ensuite, a guest bedroom also benefiting from ensuite facilities, and an additional contemporary shower room.

Outside, Megwyngala sits within a generous, carefully landscaped plot, providing ample parking and a single garage.

DIRECTIONS
From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village the property will be located a short distance along on the right hand side

ENTRANCE HALL
Entering via an aluminium triple glazed obscure door with matching fixed side panel and Delabole slate doorstep to the generous entrance hall with coved artex ceiling, Karndean tiled flooring, useful storage cupboard, further cupboard housing the pressurized hot water cylinder. Radiator. Doors serve the following rooms:-

LIVING ROOM
19' 32" x 14' 8" (6.6m x 4.47m) A bright and spacious dual aspect reception room with aluminium triple glazed sliding doors overlooking and leading out to the patio and landscaped gardens and UPVC double glazed to the side. Coved artex ceiling, feature stone fireplace with slate hearth, wooden mantle, wood burner and engineered oak wood flooring. Arch leading to:-

DINING ROOM
14' 10" x 10' 9" (4.52m x 3.28m) A bright and spacious dual aspect reception room with aluminium triple glazed sliding doors overlooking and leading out to the patio and landscaped gardens and UPVC double glazed to the side. Coved artex ceiling, radiator and engineered oak wood flooring.

KITCHEN
13' 9" x 12' 6" (4.19m x 3.81m) A bright and spacious kitchen with twin aluminium triple glazed windows to the front elevation. Painted striped wood ceiling with inset lighting, Karndean tiled flooring and a raw metal column horizontal traditional radiator.

The kitchen is finished with a matching range of navy colour wall and base units with contrasting slim square edge worksurface, inset stainless steel sink and drainer with mixer tap, integrated electric double oven, inset four ring gas hob with extractor hood, integrated dishwasher, space for free standing fridge freezer and space and plumbing for washing machine. Door to:-

UTILITY ROOM
8' 4" x 5' 5" (2.54m x 1.65m) A dual aspect utility room with triple glazed door and window to the front elevation and UPVC double glazed window to the side elevation. Fitted with a range of navy colour base units with contrasting slimline square edge worksurface, space for tumble dryer and Karndean tiled flooring.

BEDROOM ONE
14' 10" x 12' 1" (4.52m x 3.68m) A bright and spacious South Westerly aspect principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the landscaped gardens and countryside. Coved artex ceiling and radiator. Door to:-

ENSUITE
8' 2" x 6' 8" (2.49m x 2.03m) UPVC obscure double glazed window to the side elevation, coved artex ceiling, panel enclosed bath with mains fed shower, glass shower screen, pedestal wash hand basin, push button low flush WC, chrome wall mounted heated towel rail, attractive floor tiling and aqua panelling to the wet areas.

BEDROOM TWO
12' 3" x 10' 11" plus door recess (3.73m x 3.33m) A spacious double guest bedroom with a UPVC double glazed window to the side elevation. Coved artex ceiling and radiator. Door to:-

ENSUITE
7' 8" x 5' 7" (2.34m x 1.7m) UPVC obscure double glazed window to the side elevation, coved artex ceiling, panel enclosed bath, vanity unit with inset wash hand basin, push button low flush WC, chrome wall mounted heated towel rail, wall and floor tiling.

STUDY
8' 3" x 8' 1" (2.51m x 2.46m) Aluminium triple glazed window to the front elevation, coved artex ceiling and radiator. Door to:-

BEDROOM THREE
11' 00" x 8' 3" (3.35m x 2.51m) A double bedroom with an aluminium triple glazed window to the front elevation, coved artex ceiling and radiator. Through room to:-

BEDROOM FOUR
10' 11" x 8' 11" (3.33m x 2.72m) A spacious double bedroom with a UPVC double glazed window to the side elevation. Coved artex ceiling and radiator.

BEDROOM FIVE
10' 4" x 7' 3" (3.15m x 2.21m) Aluminium triple glazed window to the front elevation, coved artex ceiling, wood laminate flooring and radiator.

SHOWER ROOM
8' 1" x 4' 4" (2.46m x 1.32m) Shower enclosure with fixed glass screen, mains fed soak head shower with separate hand attachment, wall hung basin with mixer tap, toilet bowl with concealed cistern, recessed mirror with feature lighting, attractive wall and floor tiling and wall mounted heated towel rail.

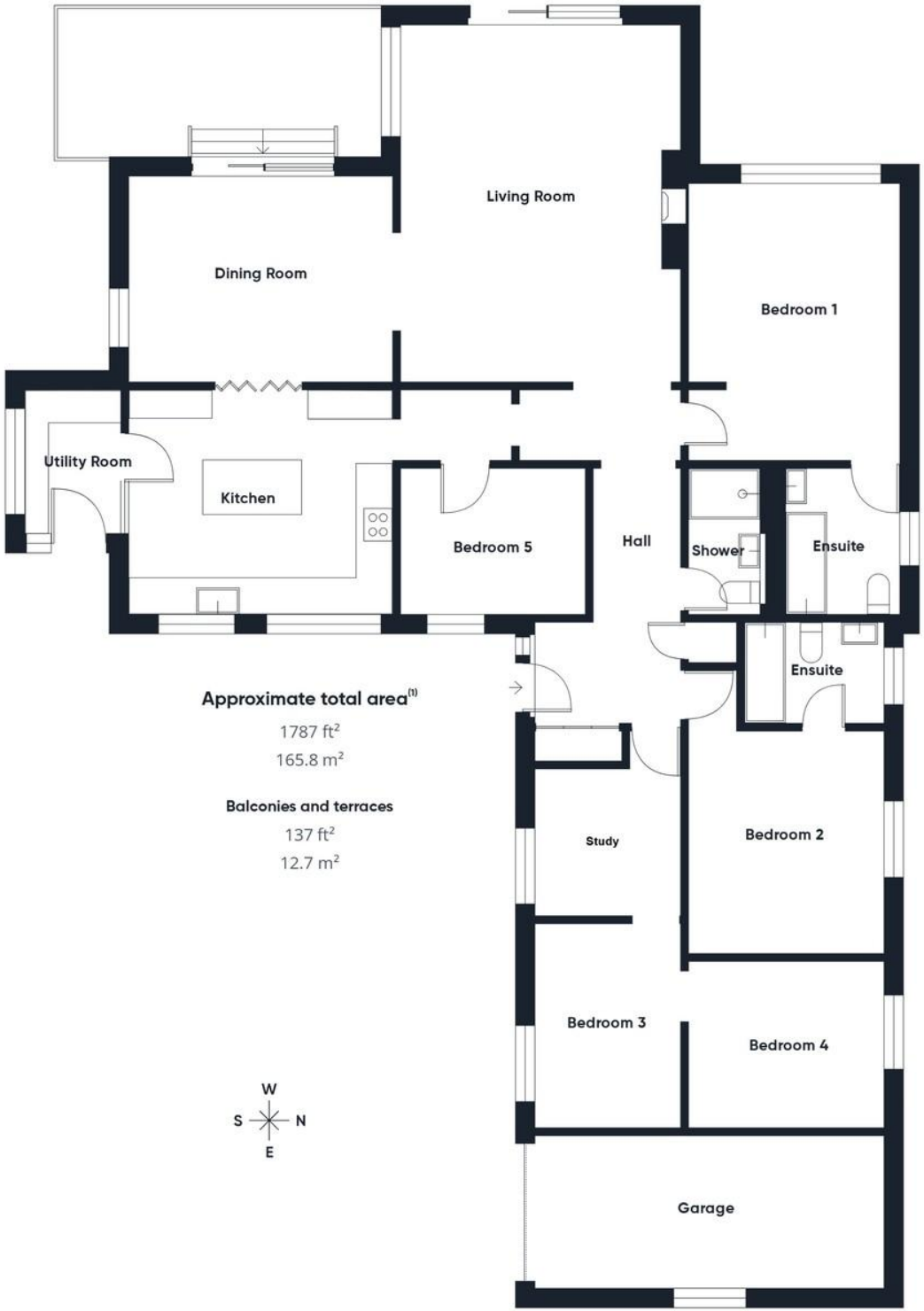
GARAGE
Up and over door, UPVC opaque double glazed window to the front elevation, wall mounted Worcester gas fired boiler, wall mounted 5 kWh battery and solar panel controls.

OUTSIDE
To the front of the property there is an extensive gravel driveway with further off road parking adjoining the parish road. There is a stone faced raised area of lawn with feature palm trees with path leading to the pretty rear landscaped garden. The garden is laid to lawn with non slip porcelain patio seating area and attractive planting. The overall plot is approximately 0.23 acre.

COUNCIL TAX
Band E

SERVICES
All mains services are connected. Solar panels and 11.4 kWh battery. Since August 2023, Feed-In tariff payments totalling approximately £10,000 have been received from E.on for the electricity produced by the solar panels. The contract with E.on runs until 2036 and is linked to inflation.

TENURE
Freehold



Approximate total area[1]

1787 ft²

165.8 m²

Balconies and terraces

137 ft²

12.7 m²

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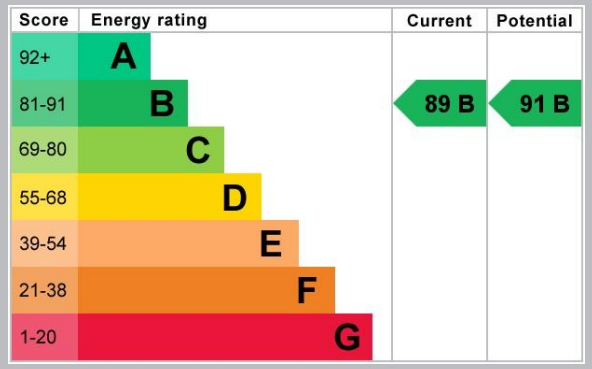

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide