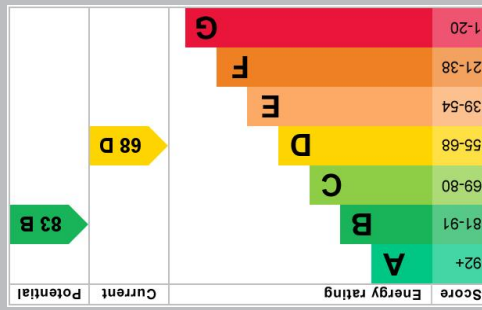
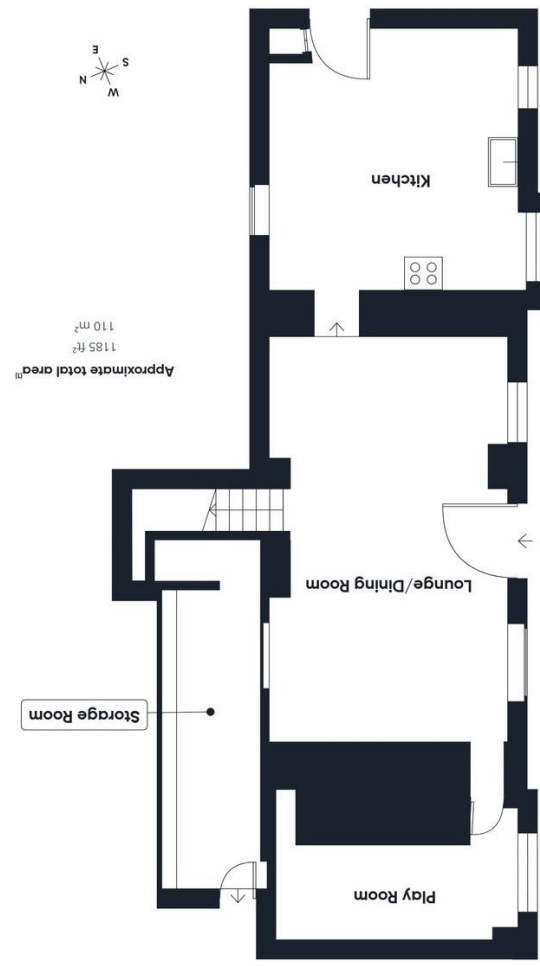
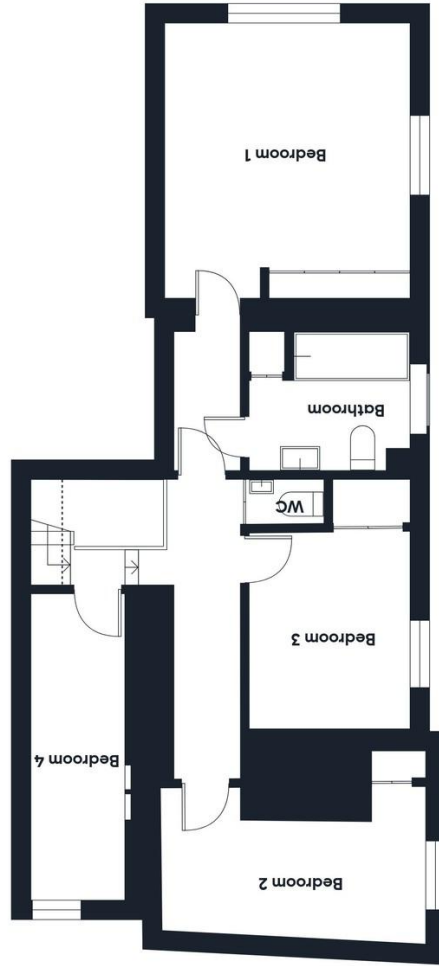


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



Chynoweth, Underlane

Marhamchurch, Bude, Cornwall, EX23 0EW

Price £399,950

- Detached four bedroom cottage in popular village location
- Open plan living/dining room with feature fire place
- Four bedrooms, family bathroom, ground floor playroom/home office
- Garden with storage shed and raised decked seating area
- Large solar array with battery storage



The property professionals

Chynoweth, Underlane

Marhamchurch, Bude, Cornwall, EX23 0EW

Price £399,950

Chynoweth is a very well-presented detached family home situated in the centre 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.

Thoughtfully renovated by the current owners, this characterful home successfully blends modern efficiency while retaining the character of the cottage. A large solar array with two battery packs enhances energy performance, while original features such as exposed ceiling beams and a striking stone fireplace have been carefully preserved.

The accommodation flows beautifully, offering an open plan living and dining area, a well appointed kitchen, and a versatile ground floor home office or playroom. Upstairs, the first floor provides four generous bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from off road parking, a private garden, and an attractive raised decked seating area—perfect for relaxing or entertaining.

LIVING/DINING ROOM

20' 5" x 11' 9" (6.22m x 3.58m) A light and spacious living area with double multi-pane windows to the front elevation both with window seats, exposed beams to ceiling, inset spotlights and feature stone fireplace with inset wood burner. Stairs ascend to the first floor and door to kitchen.

KITCHEN

13' 10" x 12' 3" (4.22m x 3.73m) A triple aspect room with windows to the front and rear elevation and stable door opening to the side.

The kitchen is fitted with a range of matching cream base and wall units with solid wooden work surface over, inset one and a half bowl sink with side drainer and mixer tap. Space for Range cooker and extractor over, space and plumbing for washing machine and dishwasher.

PLAYROOM

12' 7" x 5' 5" (3.84m x 1.65m) A useful multipurpose room currently used a playroom. Double glazed window to the front elevation, radiator and inset spotlights.

LANDING

Stairs ascend to the first floor, Velux window and inset spotlights.

BEDROOM ONE

12' 9" x 12' 5" (3.89m x 3.78m) A dual aspect principal bedroom with double glazed multi pane windows to the front and to the side,

overlooking the garden. Built in double wardrobes, loft hatch access and radiator.

BEDROOM TWO

13' 3" x 7' 6" (4.04m x 2.29m) Double glazed multi pane window to the front elevation, built in wardrobe and wall mounted radiator.

BEDROOM THREE

9' 10" x 8' 6" (3m x 2.59m) Double glazed window to the front elevation, built in storage and wall mounted radiator.

BEDROOM FOUR

15' 2" x 5' 2" (4.62m x 1.57m) Velux window and multi-pane window to the side elevation. Inset spotlights.

WC

4' 3" x 2' 6" (1.3m x 0.76m) WC and wall mounted wash hand basin with half height wood panelling and an extractor fan.

BATHROOM

7' 7" x 6' 8" (2.31m x 2.03m) Fitted with a panel enclosed bath with mains fed shower over on a chrome riser. WC and wash hand basin with vanity unit under, half height wood panelling, window to the front elevation, inset spotlights and double-glazed window to the front elevation.

STORAGE ROOM

17' 6" x 4' 3" (5.33m x 1.3m) Accessed via the brick paved driveway the door opens to a useful storage area with light and power connected.



OUTSIDE AND GARDENS

The outside space is split into two areas both accessed via an external wooden staircase. Immediately behind the property is a raised decked seating area with a completely private space for a hot tub, a storage shed houses the solar inverter and battery pack.

To the side of the property is an area of lawn with mature hedges and stone wall to the boundaries.

SERVICES

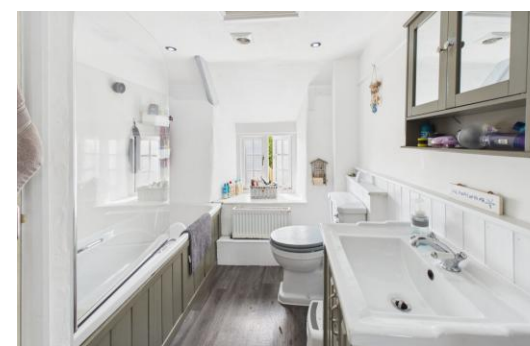
All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Cornwall Council Tax Band D



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude head up through Kings Hill towards the A39. On reaching the A39 turn right, after 100 yards turn left, signposted to Marhamchurch. Follow the road for approximately a mile into the village. At the T-junction turn right, then first left into Underlane. Follow this road around down the hill and the property will be located on the left hand side.

