



Bond
Oxborough
Phillips

Changing Lifestyles

Gwin Haven
Upton
Bude
Cornwall
EX23 0LY

Asking Price: £950,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Gwin Haven, Upton, Bude, Cornwall, EX23 0LY



- 5 BEDROOMS (3 ENSUITE)
- DETACHED MODERN COASTAL HOME
- REVERSE PLAN LIVING
- INCREDIBLE COUNTRYSIDE AND COASTAL VIEWS
- IMMACULATELY PRESENTED ACCOMMODATION THROUGHOUT
- STRIKING DISTANCE OF COAST PATH
- AMPLE OFF ROAD PARKING
- GARAGE
- EPC: C
- Council Tax Band: F



An exciting opportunity to acquire this immaculately presented 5 bedroom (3 ensuite) detached modern residence, occupying a spectacular location with outstanding countryside and sea views beyond to Trevoze Head. The property offers spacious and versatile accommodation throughout with a large open plan living area on the first floor complemented by bi fold doors and balcony area to enjoy these spectacular coastal vistas. Well suited as a main residence or equally as a second home an internal viewing comes highly recommended to truly appreciate this superb coastal home. Ample off road parking at the front and rear of the dwelling and attached garage. EPC Rating C. Council Tax Band F.



Changing Lifestyles

01288 355 066
bude@boproperty.com



The property occupies a prime position within Upton within striking distance of the popular North Cornwall coast path and walking distance of Bude town centre, and its popular surfing beaches. This popular coastal town of Bude supports a comprehensive range of shopping, schooling and recreational facilities, together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.



Entrance Porch - 7'10" x 4'6" (2.4m x 1.37m)

Twin entrance doors with windows to side elevations and travertine tiled flooring opens into:

Reception Hall - 7'7" x 9'9" (2.3m x 2.97m)

Fitted bespoke hardwood walnut staircase with built in under stair storage and Travertine tiled flooring. Door to Inner Hall.

Bedroom 5 - 14'9" x 9'9" (4.5m x 2.97m)

Double bedroom with window to front elevation and sliding door to front elevation enjoying superb countryside/coastal views.

Ensuite - 7'4" x 4'3" (2.24m x 1.3m)

Enclosed shower cubicle with mains fed shower, vanity unit with wash hand basin, low flush WC, heated towel rail and window to front elevation.

Inner Hall**Bedroom 1** - 21'9" x 14'11" (6.63m x 4.55m)

A generous master bedroom with walk in wardrobe area and sliding doors to front elevation enjoying breathtaking views across the surrounding hinterland.

Master Ensuite - 10'7" x 8'10" (3.23m x 2.7m)

Enclosed double shower with drench over and multi jets, low flush WC, wall mounted vanity unit with dual wave style wash hand basin, panel bath with window to front elevation enjoying coastal views.

Bedroom 2 - 10'9" x 10'3" (3.28m x 3.12m)

Double bedroom with window to side elevation.

Ensuite - 5'6" x 5'7" (1.68m x 1.7m)

Enclosed corner shower cubicle, low flush WC, wall mounted vanity unit with wash hand basin, heated towel rail and window to side elevation.

Bedroom 3 - 11' x 11'3" (3.35m x 3.43m)

Double bedroom with window to side elevation.

Bedroom 4 - 9'8" x 11'2" (2.95m x 3.4m)

Double bedroom with window to side elevation.

Bathroom - 5'5" x 5'8" (1.65m x 1.73m)

Enclosed P shaped bath with mains fed shower over, pedestal wash hand basin and low flush WC.

Utility Room - 5'7" x 6'6" (1.7m x 1.98m)

Base mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine. Wall mounted gas boiler. Door to Outside.

First Floor Landing - A fantastic galleried landing area providing an ideal spot for morning coffee and to take in the superb coastal views. Door to WC.

Open Plan Living/Dining/Kitchen Area - 36'10" x 22'11" (11.23m x 6.99m)

An impressive open plan social space with lounge area offering built in storage/tv cabinet and bi-fold doors opening out onto a south facing balcony enjoying incredible views over the surrounding countryside and coastline. Ample space for large dining table and chairs with Triple Velux skylights and window to rear elevation. The fitted kitchen comprises a range of base and wall mounted units with worksurfaces over incorporating inset

1 1/2 stainless steel sink unit Mixer Tap with Swivel Spout & Directional Spray, built in 5 ring gas Bosch hob with extractor hood over, two high level Bosch ovens, warming drawer and Bosch microwave/oven. Integrated Dishwasher. Useful separate bar/drinks worksurface area with base mounted units incorporating built in wine cooler and ample space for large fridge freezer. Window to side elevation and door to rear private terrace.

Outside - The residence can be approached either from a driveway at the rear of Piran Heights providing access to the garage and off road parking for two vehicles or via the hamlet road where a further off road parking slate covered area for two to three vehicles or a motorhome is located. Steps lead up to the front entrance with sandstone rendered walls and slate tops running either side of the path. A delightful paved terrace is positioned alongside the ground floor south facing bedrooms with low maintenance garden areas. Positioned at the rear of the property is a terraced seating area offering a private space to enjoy more countryside views and providing an ideal spot for al fresco dining with a paved patio area and useful wood fired pizza oven.

Garage - 8'6" x 17'8" (2.6m x 5.38m)

Store Room - 8'1" x 7'6" (2.46m x 2.29m)

Services - Mains Gas fired underfloor heating. Air source cooling/heating system on the first floor. Mains water and drainage.

Council Tax - Band F

EPC - Rating C

Gwin Haven, Upton, Bude, Cornwall, EX23 0LY

Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@boproperty.com

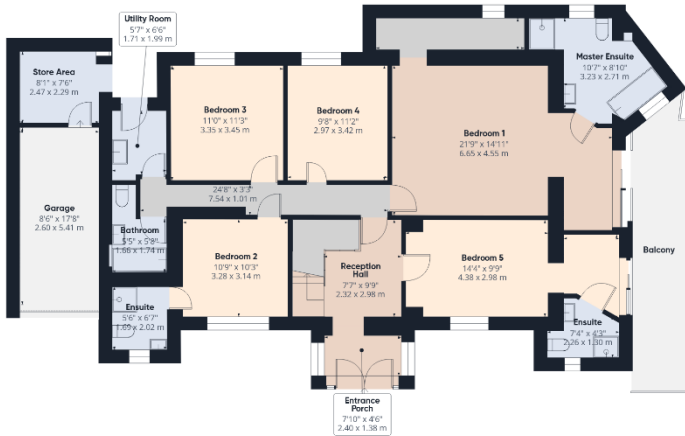
Gwin Haven, Upton, Bude, Cornwall, EX23 0LY



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Gwin Haven, Upton, Bude, Cornwall, EX23 0LY



Floor 0



Floor 1



Approximate total area⁽¹⁾

2444 ft²

227.1 m²

Balconies and terraces

644 ft²

59.9 m²

Reduced headroom

48 ft²

4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From Bude town centre, proceed out of the town along The Strand, turning right at the mini-roundabout towards Widemouth Bay. Continue along this road for approximately 1 mile and upon reaching Upton turn left whereupon Gwin Haven will be found within a short distance on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Changing Lifestyles

01288 355 066
bude@boproperty.com

We are here to help you find and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

