



Bond
Oxborough
Phillips

Changing Lifestyles

The Dunes
Leverlake Road
Widemouth Bay
Bude
Cornwall
EX23 0AF

Asking Price: £795,000 Freehold



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bude@bopproperty.com

The Dunes, Leverlake Road, Widemouth Bay, Bude, Cornwall, EX23 0AF



- CONTEMPORARY DETACHED HOUSE
- AVAILABLE WITH NO ONWARD CHAIN
- BUILT IN 2024 BY AWARD WINNING CLAYDON BUILDERS
- 4 DOUBLE BEDROOMS (2 ENSUITE)
- 'MAX MARSHALL' DESIGN KITCHEN
- AMPLE BLOCK PAVED OFF ROAD PARKING AREA
- ENCLOSED REAR GARDENS
- WALKING DISTANCE OF WIDEMOUTH BAY
- SOLAR PANELS, AIR SOURCE UNDER FLOOR HEATING THROUGHOUT AND EV CHARGING POINT
- VIRTUAL TOUR ALSO AVAILABLE UPON REQUEST
- EPC: A
- COUNCIL TAX BAND: G



We are proud to bring to the market 'The Dunes', an exceptional 4 bedroom (2 ensuite) modern home built in 2024 by the award-winning Claydon Builders Ltd. This striking, detached contemporary residence exemplifies architectural excellence and energy efficiency, located within walking distance to the beach, the residence offers the perfect blend of coastal living and modern convenience.

Crafted with cutting-edge materials and innovative design, 'The Dunes' boasts a highly insulated construction, solar PV panels and an air source heat pump system for sustainable comfort throughout the year. Inside, the property exudes a seamless blend of style and functionality. An impressive oak and glass staircase welcomes you into the light-filled entrance hall, leading to a spacious semi-open plan kitchen, living, and dining area. Here, a 'Max Marshall' designed kitchen with integrated appliances awaits, complemented by a cosy wood burner in the living area, perfect for intimate gatherings or relaxed family evenings.



The ground floor features a luxurious guest bedroom retreat, complete with sliding doors opening onto the landscaped garden, a dressing room, and a well-appointed ensuite wet room. Upstairs, three additional generous double bedrooms await, each designed with comfort and elegance in mind. The principal bedroom includes its own dressing room and ensuite, offering a private sanctuary within the home.

Outside, the property continues to impress with block paved off-road parking equipped with an electric car charging point, enhancing convenience for modern living. The low maintenance gardens offer a tranquil escape, featuring a large seating area accessible from both the main living space and bedroom two.

'The Dunes' represents a rare opportunity to own a superbly presented contemporary home only a short walk from the beach, combining superior craftsmanship with sustainable living solutions in an idyllic setting.

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The Dunes is located within a short walk of the sandy bathing beaches of Widemouth Bay alongside popular eating destinations including The Bay View Inn, The Beachhouse, Widemouth Bay Cafe, Black Rock Cafe and the Widemouth Manor. It is set amidst the rugged North Cornish coastline, famed for its many nearby areas of outstanding natural beauty and popular beaches which provide a whole host of water sports and leisure activities together with its many breath-taking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



Property Description

Entrance Hall - 8'8" x 19'10" (2.64m x 6.05m)

Dressing Room - 7'8" x 11'7" (2.34m x 3.53m)

Council Tax - Band G

Kitchen/Dining Room - 19'11" x 17'5" (6.07m x 5.3m)

Ensuite Bathroom - 10'8" x 7'6" (3.25m x 2.29m)

EPC - Rating A

Living Room - 15'3" x 14'11" (4.65m x 4.55m)

Bedroom 3 - 15'3" x 12' (4.65m x 3.66m)

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Bedroom 2 - 13' x 11'8" (3.96m x 3.56m)

Bedroom 4 - 15'3" x 10'10" (4.65m x 3.3m)

Dressing Room - 8'7" x 5'8" (2.62m x 1.73m)

Family Bathroom - 9'6" x 8'4" (2.9m x 2.54m)

Ensuite Wet Room - 8'6" x 7'1" (2.6m x 2.16m)

Plant Room - 4'10" x 7'6" (1.47m x 2.29m)

Utility Room - 4'10" x 8'4" (1.47m x 2.54m)

Outside - The residence is accessed via a block paved driveway providing ample off road parking with an EV charge point bordered by fencing and a Cornish stone hedge wall. Side gated access leads to the rear garden which has been designed for ease of maintenance with a generous terrace seating area adjoining the rear of the dwelling and further gravel garden area.

WC - 3'3" x 7'8" (1m x 2.34m)

First Floor Landing - 8'6" x 14'6" (2.6m x 4.42m)

Services - Mains water, electricity, drainage. Solar PV panels and air source heat pump central heating.

Bedroom 1 - 17'7" x 11'4" (5.36m x 3.45m)



Floorplan

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Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road whereupon The Dunes will be found on your right hand side.

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

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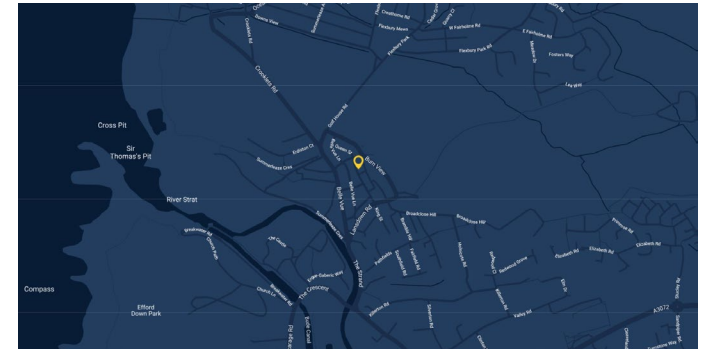
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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the team at Bond Oxborough
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