

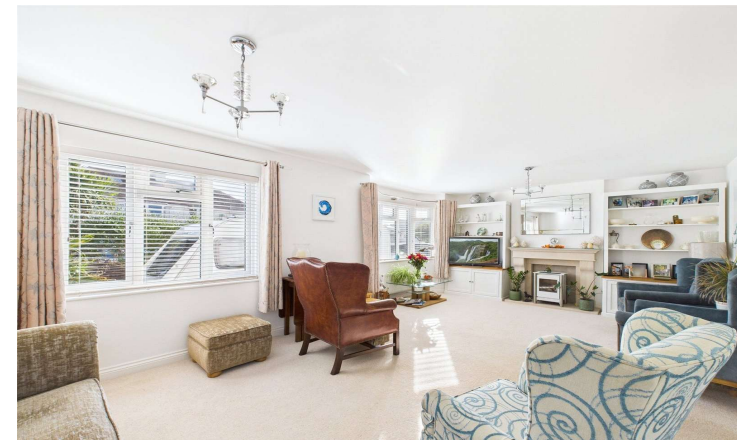
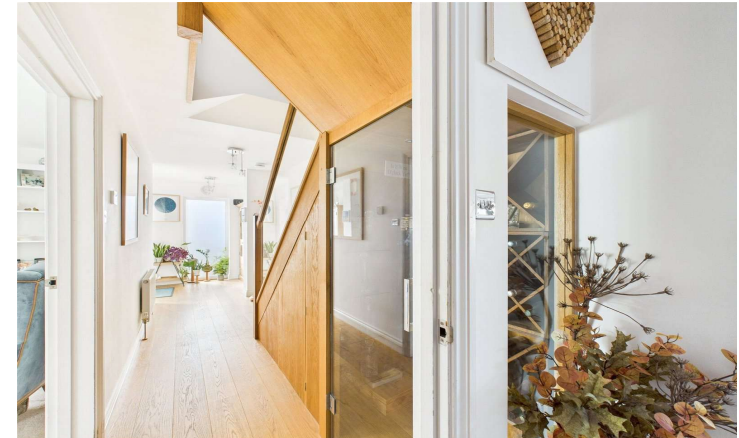


Bond
Oxborough
Phillips

Changing Lifestyles

27 Broadclose Hill
Bude
Cornwall
EX23 8EQ

Asking Price: £675,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

27 Broadclose Hill, Bude, Cornwall, EX23 8EQ



- Highly sought-after Broadclose Hill address
- Stunning views over Bude Golf Course with sea glimpses
- Substantially extended family home
- Four well-proportioned bedrooms (principal with en-suite)
- Spacious living room with bay window and feature fireplace
- Impressive open-plan kitchen/dining room with direct garden access
- Flexible second-floor studio/office space
- Generous driveway parking and garage
- Attractive rear garden with greenhouse, lawn, and seating areas
- Easy reach of Bude town, beaches, and local schools



Elegant Family Home with Golf Course Views, Sea Glimpses and Flexible Accommodation

27 Broadclose Hill is a beautifully presented and substantially extended family home, enviably positioned on one of Bude's most desirable residential roads. From its elevated plot, the property enjoys a superb outlook directly over Bude Golf Course, with sea glimpses and far-reaching views towards the coastline.

The house offers a well-balanced blend of generous living space and flexibility, making it ideal for modern family life. The ground floor features a spacious living room with bay window and feature fireplace, together with an impressive open-plan kitchen/dining room. This bright and contemporary space flows effortlessly onto the garden through full-width glazed doors, creating a seamless indoor-outdoor connection perfect for entertaining.



Upstairs, there are four well-proportioned bedrooms. The principal suite benefits from fitted storage, stunning views and a private en-suite, while the remaining bedrooms are served by a family bathroom. A further staircase rises to a large, versatile second-floor room, ideal as a home office, studio, gym or occasional guest space.

Outside, the property continues to impress with a generous brick-paved driveway providing ample off-road parking and access to the garage. The rear garden is well established, offering a mix of lawn, patio, and planting, with a greenhouse and seating areas designed to take full advantage of the sun and outlook.

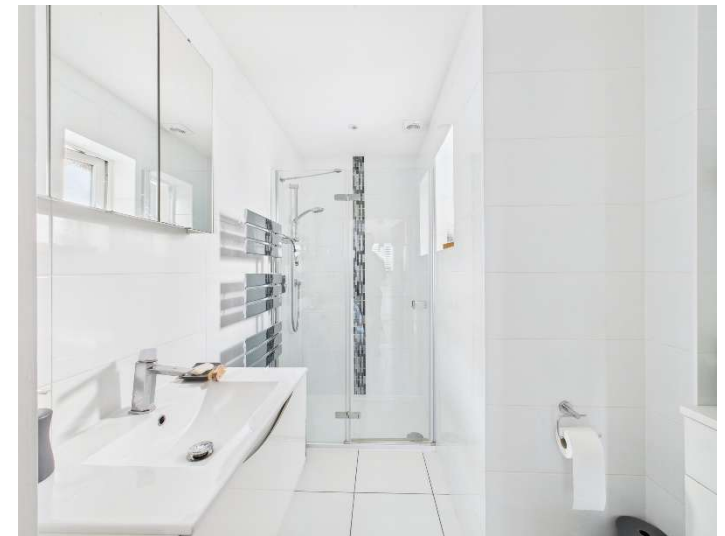
This is a rare opportunity to secure a home in such a prime Bude position, within easy reach of the town, beaches, and schools. Council Tax Band C. EPC Rating C.

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The property enjoys a most convenient central location within this popular coastal town supporting a comprehensive range of shopping schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town of Bude 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 nearby breath taking cliff top and coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Entrance Hall - 22' x 6' (6.7m x 1.83m)

Living Room - 22'2" x 12'8" (6.76m x 3.86m)

Kitchen/Dining Room - 22'9" x 14'6" (6.93m x 4.42m)

Utility Room - 12'6" x 5'8" (3.8m x 1.73m)

Shower Room - 8'3" x 3'11" (2.51m x 1.2m)

First Floor Landing

Bedroom 1 - 15'3" x 12'7" (4.65m x 3.84m)

Ensuite - 9' x 6'4" (2.74m x 1.93m)

Bedroom 2 - 11'1" x 10'10" (3.38m x 3.3m)

Bedroom 3 - 11'3" x 11'1" (3.43m x 3.38m)

Bedroom 4 - 14'4" x 7'8" (4.37m x 2.34m)

Bathroom - 7'2" x 4'10" (2.18m x 1.47m)

Second Floor

Loft - 22'7" x 9'1" (6.88m x 2.77m)

Office/Study Area - 21' x 13'2" (6.4m x 4.01m)

Outside - The property is set back from Broadclose Hill with a large brick-paved driveway providing ample off-road parking and access to the integral garage.

To the rear, the garden is both practical and inviting, offering a generous lawn, patio seating areas, mature planting and a greenhouse – perfect for keen gardeners. The space is well enclosed and enjoys excellent natural light, creating an ideal setting for relaxation and family time.

Garage - 16'1" x 11'2" (4.9m x 3.4m)

Services - Mains gas, electric, water and drainage.

Council Tax - Band C. Cornwall Council. Band may be subject to change.

EPC - Rating C

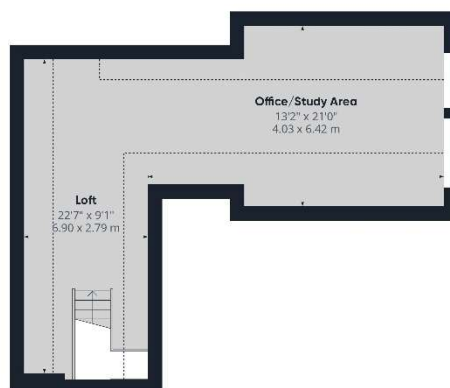
Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.





Floor 0

Floor 1



Floor 2

Approximate total area⁽¹⁾

2295 ft²
213.4 m²

Reduced headroom

226 ft²
21 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

27 Broadclose Mill, Bude, Cornwall, EX23 8EQ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed on foot to the top of Lansdown Road and turn into Broadclose Hill. Proceed up the hill whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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

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to provide you with a free valuation of your home.

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