Bond Oxborough Phillips

Changing Lifestyles

26 Upton Meadows
Lynstone
Bude
Cornwall
EX23 0RB

Asking Price: £625,000 Freehold







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26 Upton Meadows, Lynstone, Bude, Cornwall, EX23 0RB

- Substantial Detached Family Home
- Five Bedrooms (2 En-suites)
- Ideal for Multi-Generational Living or Private Guest Accommodation
- Principal Bedroom with En-Suite Facilities
- Family Bathroom and Separate WC
- Spacious and Versatile Accommodation Throughout
- Double Garage and Ample Driveway Parking
- Private Garden Ideal for Relaxing and Entertaining
- Popular Residential Location in Lynstone
- Within walking distance of Bude Town Centre and Local Amenities
- Convenient Access to Widemouth Bay and the North Cornish Coastline
- EPC Rating A







Situated within the popular residential development of Upton Meadows in Lynstone, this substantial detached family home offers spacious and versatile accommodation, ideally suited to modern family living, with the added benefit of a flexible fifth bedroom providing excellent potential for guests, extended family or those seeking additional privacy.

The residence offers well-proportioned accommodation, thoughtfully arranged to provide comfortable and practical family living. With four bedrooms within the main part of the property, including a principal bedroom benefiting from en-suite facilities, the accommodation is further complemented by a family bathroom and a separate WC.

A particular feature of the property is the additional fifth bedroom, which benefits from its own en-suite facilities and offers a versatile space that can be adapted to suit a variety of requirements. Whether used as guest accommodation, a bedroom for extended family members or a private retreat, this additional space provides flexibility whilst remaining part of the main residence.

Externally, the property benefits from a generous garden, predominantly laid to lawn with a patio area providing an ideal setting for alfresco dining, entertaining and relaxation. A double garage offers excellent storage or secure parking, whilst the driveway provides additional off-road parking for multiple vehicles, further enhancing the practicality of this substantial home.

Occupying a desirable position within Lynstone, the property enjoys excellent accessibility to the popular coastal town of Bude, with its wide range of shops, supermarkets, restaurants, schools and leisure facilities. A bus stop is conveniently located less than a five-minute walk away, providing easy access to local transport links. The beautiful sandy beaches at Widemouth Bay and Summerleaze are also within walking distance, together with the spectacular South West Coast Path and surrounding countryside.

Offering generous accommodation, flexible living arrangements and excellent parking facilities, 26 Upton Meadows presents an exciting opportunity for those seeking a substantial five bedroom family home within easy reach of the stunning North Cornish coastline. EPC Rating – A. Council Tax Band – E.

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The property is situated within the popular residential development of Upton Meadows in Lynstone, a desirable location on the outskirts of the coastal town of Bude. The area offers a peaceful residential setting whilst remaining conveniently positioned for access to the town centre, which provides a comprehensive range of shopping, schooling, banking and leisure facilities, together with a variety of independent shops, cafés and restaurants. The stunning sandy beaches at Widemouth Bay and Summerleaze are within easy reach, offering excellent opportunities for surfing, coastal walks and outdoor pursuits. The surrounding countryside and spectacular South West Coast Path provide further recreational opportunities, whilst the A39 Atlantic Highway offers convenient access to the wider North Cornwall and Devon areas.





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Entrance Porch - 4'11" x 5'1" (1.5m x 1.55m)

Entrance Hall

Kitchen/Dining Room - 21' x 19'3" (6.4m x 5.87m)

Living Room - 21'5" x 11'2" (6.53m x 3.4m)

WC - 5' x 5'10" (1.52m x 1.78m)

Sitting Room - 8'9" x 21'10" (2.67m x 6.65m)

Utility Room - 5'1" x 7' (1.55m x 2.13m)

Landing

Bedroom 1 - 14'7" x 9'7" (4.45m x 2.92m)

Ensuite - 6'4" x 5'5" (1.93m x 1.65m)

Bedroom 2 - 10'3" x 11'3" (3.12m x 3.43m)

Bedroom 3 - 6'4" x 11'3" (1.93m x 3.43m)

Bedroom 4 - 10'6" x 7'6" (3.2m x 2.29m)

Bathroom - 6'3" x 6'5" (1.9m x 1.96m)

Bedroom 5 - 12'11" x 18'11" (3.94m x 5.77m)

Ensuite - 3'10" x 7'9" (1.17m x 2.36m)

Garage - 17'7" x 17'4" (5.36m x 5.28m)

Outside - Externally, the property benefits from a generous garden, predominantly laid to lawn, providing an ideal space for families to enjoy and offering plenty of room for outdoor activities. A patio area provides the perfect setting for alfresco dining, entertaining guests or simply relaxing during the warmer months. The combination of lawned and paved areas creates a practical and enjoyable outdoor space, complementing the substantial accommodation within. To the front of the property, a driveway provides ample off-road parking for multiple vehicles and leads to a double garage, offering secure parking and useful additional storage. The outside space further enhances the appeal of this versatile family home.

Services - Mains gas, electricity, water and drainage.

Council Tax Band - E

EPC Rating – A



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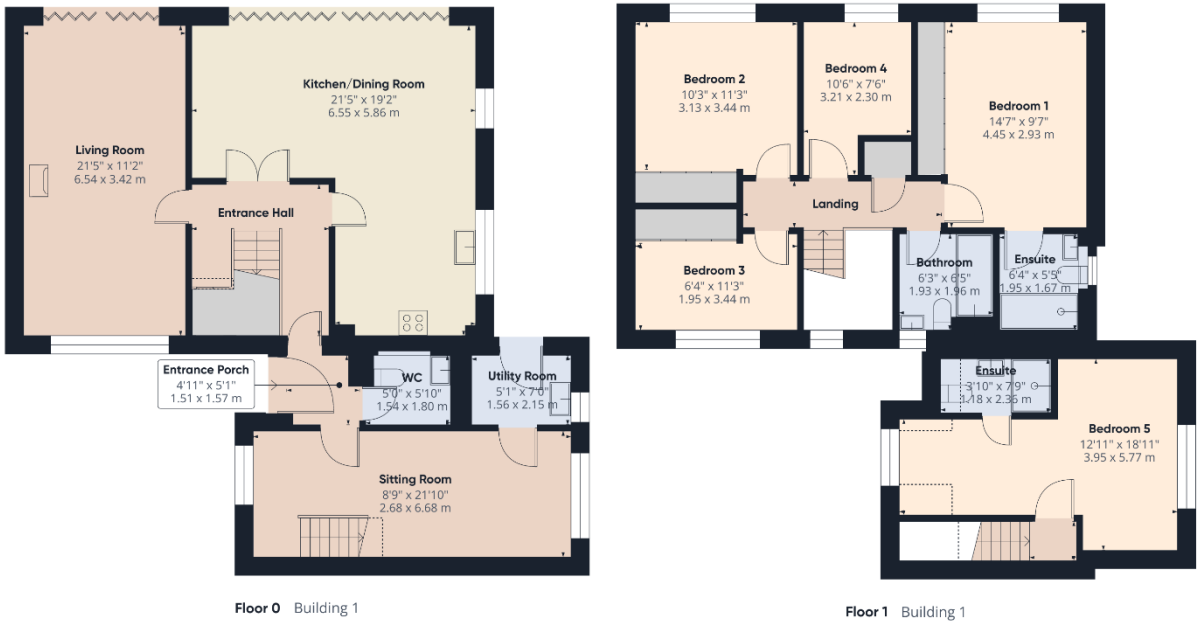




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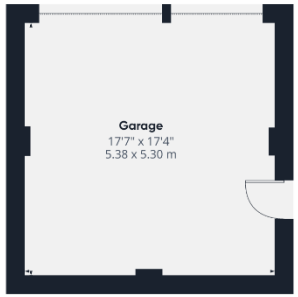
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Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1919 ft²

178.2 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

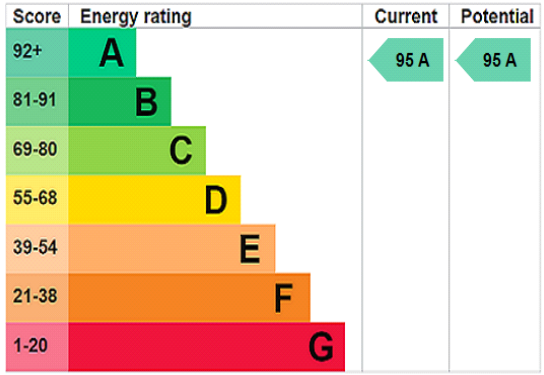
Reduced headroom

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.

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Directions

From Bond Oxborough Phillips' office in Bude, proceed towards The Strand and continue to the mini-roundabout, turning right towards Widemouth Bay. Follow The Crescent, crossing the bridge and passing The Falcon Hotel on your right. Continue uphill along Lynstone Road and proceed towards Widemouth Bay. Upon reaching Upton Meadows, turn into the development and follow the road around, whereupon No. 26 will be found on the right-hand side at the end of the cul-de-sac.

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

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

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