



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 5
Efford Down House
Efford Down Park
Bude
Cornwall
EX23 8SE

Asking Price: £499,950
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- GROUND FLOOR APARTMENT
- ICONIC LOCAL BUILDING
- AMAZING SEA AND COASTAL VIEWS
- 2/3 BEDROOMS (1 ENSUITE)
- IMMACULATE ACCOMMODATION
- USE OF COMMUNAL GARDENS AND OUTDOOR HEATED SWIMMING POOL
- PARKING



An exciting opportunity to acquire this immaculately presented 2/3 bedroom apartment occupying arguably the most desirable and sought after location in this very popular coastal town. Efford Down House is an iconic building steeped in local history being a former manor house built in 1848 for the Acland family. The residence benefits from superb views across the North Cornish coastline with uninterrupted views over Summerleaze beach and the surrounding hinterland. Situated within 2.5 acres of well-kept communal gardens including landscaped gardens, heated swimming pool and ample off road parking. Available with no onward chain. EPC C. Council Tax Band D.



Apartment 5, Efford Down House, Efford Down Park, Bude, Cornwall, EX23 8SE

Changing Lifestyles

"Efford Down House" was constructed in the early 19th century. It was the private residence for Agnes Acland and her husband Arthur Mills MP. Her father St. Thomas Acland had gifted the land to Agnes as a wedding gift, Arthur Mills was the member of Parliament for Taunton and later Exeter and was a leading figure in the Bude community. The house later became a hotel. In 1989 Efford Down House was tastefully converted into individual luxury apartments offering superb accommodation in one of the most enviable positions in Bude, overlooking the town and beach at Summerleaze, with panoramic views from the extensive and well maintained communal gardens. This two/three bedroom apartment would be considered ideally suitable as a spacious residential home whilst equally appealing as an attractive holiday retreat. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath-taking cliff top walks with the coastal path being accessible from the communal gardens of Efford Down House etc. The harbour village of Boscastle lies within 14 miles south of Bude and the coastal village of Crackington Haven is some 7 miles southerly direction. Bude is situated with convenient access to A39 North Devon link road which in turn provides access to Tintagel and Port Isaac.

Communal Entrance Lobby

Communal Entrance Hall

Entrance Hall

Living/Dining Area - 25' x 12'4" (7.62m x 3.76m)

Light and airy room flooded with light from the large window to the front elevations. Ample space for dining table and chairs and living suite.

Kitchen - 15'9" x 4'8" (4.8m x 1.42m)

A modern fitted kitchen with a range of wall and base mounted units with Corian work surfaces over incorporating a sink/drainage with mixer tap over, comprising of a Neff oven, Neff induction hob and Neff extractor hood over. Built in fridge freezer and dishwasher.

Hallway - 19'2" x 4' (5.84m x 1.22m)

Doors leading to bedrooms and WC. Storage cupboard. Frosted windows.

WC - 5'2" x 3'4" (1.57m x 1.02m)

Close coupled WC, pedestal hand wash basin.

Bedroom 1 - 11'10" x 18'7" (3.6m x 5.66m)

Double bedroom with dual aspect windows.

Bedroom 2 - 11' x 14'2" (3.35m x 4.32m)

Double bedroom with window to front elevation. Door leading to:

Ensuite Shower Room - 3'11" x 4'7" (1.2m x 1.4m)

Enclosed shower cubicle with mains fed shower over, pedestal hand wash basin. Chrome heated towel rail. Extractor fan.

Bedroom 3/ Snug - 10'4" x 14'1" (3.15m x 4.3m)

Window to front elevation. Hall leading to bedroom 1 and door leading to:

Bathroom - 6'6" x 9'2" (1.98m x 2.8m)

Fitted suite comprising freestanding bath, close coupled WC, enclosed shower cubicle with mains fed shower over and pedestal hand wash basin. Chrome heated towel rail. Extractor fan.

Utility Cupboard - 7' x 2'6" (2.13m x 0.76m)

Cupboard housing boiler with space and plumbing for washing machine and tumble dryer.

Outside - Efford Down House is approached via its own private lane opening to a circular driveway with adjoining hard standing area and central lawned garden. The house itself stands in approximately 2.5 acres and to the rear has the benefit of communal outdoor swimming pool (Heated during summer months) and putting green with extensive rolling and well maintained gardens and grounds, affording truly superb and stunning views over the beach at Summerleaze and towards Bude town centre and Downs.

Tenure - Leasehold granted in 2003 with the remainder of a 999 year with a shared freehold. Efford Down House has a management committee made up of one representative from each apartment and this committee holds the freehold. We are informed that there are 13 apartments in total and that a restriction exists prohibit the apartment being used as a commercial holiday let. Service charge of £2,280 Per annum paid in two 6 monthly instalments this includes buildings insurance, pool/grounds maintenance, building repairs and all water charges.

EPC - Rating C.

Services - Mains electricity, water, drainage and gas.

Council Tax Band - D.

Changing Lifestyles

01288 355 066
bude@boproperty.com

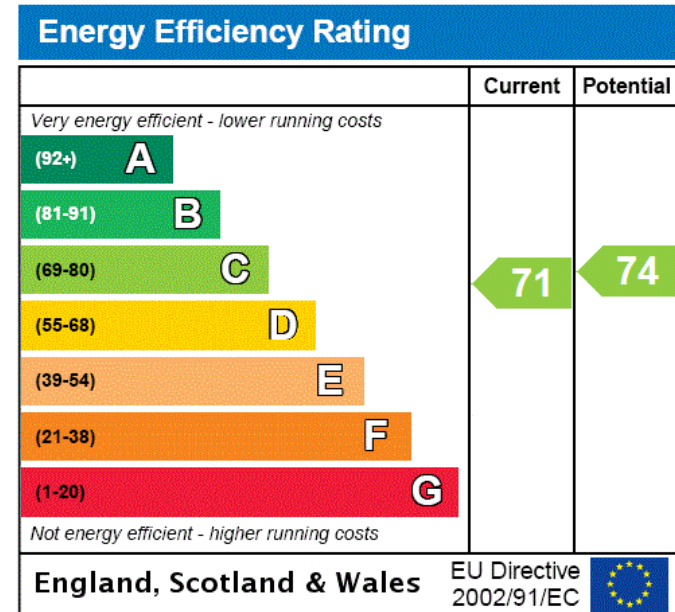


Have a property to sell or let?

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.

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 the centre of Bude proceed in the Widemouth Bay direction and upon reaching the Falcon Hotel turn right and then immediately left into Church Path. Proceed towards the church and turn left towards Efford Down. After a short distance the entrance lane leading to Efford Down House will be found on your right hand side.