



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 10
Efford Down House
Efford Down Park
Bude
Cornwall
EX23 8SE

Asking Price: £550,000
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- 2 BEDROOMS
- MAISONETTE
- ICONIC LOCAL BUILDING
- AMAZING SEA AND COASTAL VIEWS
- IMMACULATE ACCOMMODATION
- USE OF COMMUNAL GARDENS AND OUTDOOR SWIMMING POOL
- PARKING



Efford Down House is the most iconic and desirable building situated in the sought after location of the popular coastal town, the residence is steeped in local history being a former manor house built in 1848 for the Acland family. The residence offers 2 bedrooms (1 ensuite) with immaculately presented and spacious accommodation throughout, arranged over 3 floors with one of the best views along the North Cornish Coastline with uninterrupted views over Summerleaze and surrounding Hinterland. Standing in 2.5 acres of immaculately presented communal grounds including landscaped gardens, swimming pool and ample off road parking. Available with no onward chain. Virtual tour available upon request. EPC Rating TBC. Council Tax Band B.





"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. In all this two 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 etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Communal Entrance

Entrance Hall - 4'11" x 8'3" (1.5m x 2.51m)

Window to inner courtyard. Stairs to first floor landing.

Bathroom - 5'7" x 9'5" (1.7m x 2.87m)

Comprising of a modern suite including a walk-in shower with mains fed shower over, wall hung hand wash basin and low level WC. Frosted Windows to side elevation. Door leading to:

Bedroom - 10'6" x 8'4" (3.2m x 2.54m)

Double bedroom with recess for wardrobes. Window to front elevation.

First Floor Landing - 4'10" x 5'10" (1.47m x 1.78m)

Stairs leading to second floor landing.

Living/Dining Room - 17'6" x 22'1" (5.33m x 6.73m)

Large light and airy reception room with feature fireplace housing a gas fire with wooden mantel. Double glazed french doors to side elevation. Large bay window to rear elevation enjoying views of the North Cornish coastline and sea beyond.

Kitchen - 6'11" x 10'1" (2.1m x 3.07m)

A fitted range of wall and base mounted units with work surfaces over incorporating an inset stainless steel sink with mixer tap over. Built Neff appliances including 4 ring induction hob with extractor hood over, dishwasher. Built in eye level Miele oven. Windows to rear elevation enjoying the superb sea views over the landscaped gardens.

Second Floor Landing - 4'1" x 6'2" (1.24m x 1.88m)

Storage cupboard. Doors leading to:

Bedroom - 8'11" x 9' (2.72m x 2.74m)

Double bedroom with built in wardrobes. Windows to side elevation.

Bathroom - 6'11" x 10' (2.1m x 3.05m)

Comprising of a porcelanosa bathtub, wall hung porcelanosa hand wash basin, enclosed shower cubicle with mains fed drench shower over, low level WC. Built in storage cupboard. Chrome heated towel rail. Velux window.

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.

Services - Mains electricity, water, drainage and gas.

EPC - Rating TBC.

Council Tax - Band B.



Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 16 Mbps
Superfast 45 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.

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.

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

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