



Bond
Oxborough
Phillips

Changing Lifestyles

Trelessa
Church Path
Bude
Cornwall
EX23 8LH

Guide Price: £1,350,000 Freehold



Changing Lifestyles

**01288 355 066
bude@bopproperty.com**

Trelessa, Church Path, Bude, Cornwall, EX23 8LH



- 3 BEDROOMS (1 ENSUITE)
- DETACHED RESIDENCE
- UNDERFLOOR HEATING
- HEAT RECOVERY SYSTEM
- IMMACULATELY PRESENTED THROUGHOUT
- UNIQUE LOCATION
- CLOSE TO CANAL AND BEACH
- GENEROUS GARDENS
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- EPC: C
- COUNCIL TAX BAND: F



Situated only a few steps from the canal, beach and coast path we are proud to bring to the market this exceptional 3 bedroom (1 ensuite) detached residence with underfloor heating and a heat recovery system. Offering immaculately presented accommodation throughout and situated within one of Bude's most sought after areas this unique home offers comfortable and flexible living space with ample off road parking, double garage and balcony affording sea views. Enclosed gardens wrap around the property with veg plots, useful workshop/shed and decking area with hot tub. Viewings strictly by appointment with Bond Oxborough Phillips contact our office on 01288 355066.



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Trelessa is located on Church Path accessed just off of Breakwater Road in one of the finest and most desirable locations in this ever-popular coastal town, enjoying an enviable position just by the canal and within a few steps of Summerleaze Beach. Bude caters well for its inhabitants with a comprehensive range of shops and fine restaurants, with many recreational amenities including surfing and other water sports, all-weather floodlit tennis courts, 18-hole golf course, crazy golf, bowling green etc. Some of north Cornwall's most breathtaking coastline and scenery is readily at hand including Widemouth Bay some 3 miles south, renowned for its safe, sandy, surfing beaches. The market town of Holsworthy is 10 miles, Okehampton and Dartmoor 30 miles, the north Devon market town of Bideford 27 miles and the regional north Devon centre of Barnstaple 35 miles, whilst the university and cathedral city of Exeter is 50 miles. Launceston, Cornwall's ancient capital, together with the A30 is 20 miles (all distances to the nearest mile).



Property Description

Large Reception Hall - Oak and Cherry staircase with glass balustrade leading to first floor landing. Underfloor heating. Built in storage/coat cupboard.

Living Room - 19' x 14' (5.8m x 4.27m)

Inset feature electric fire with recess for TV and speakers. Bifold doors to front elevation with inset fitted blinds leading to a terraced balcony area. Built in Sonos speakers and underfloor heating. Bifold doors with inset fitted blinds leading to:

Sun Room - 11'2" x 9' (3.4m x 2.74m)

Triple aspect reception room with vaulted ceiling and Bifold doors leading to patio area with hot tub.

Sitting/Kitchen/Dining Room - 23' x 11'10" (7m x 3.6m)

Reception area with Bifold doors with inset fitted blinds to rear elevation. Leads through to a superb light and airy triple aspect room with an impressive kitchen area comprising fitted range of base and wall mounted units with granite work surfaces incorporating inset 1 1/2 composite sink unit with cut drainer grooves, modern mixer tap over and separate Ziptap hot and cold filtered water tap. High level Neff twin hide and slide ovens with useful Siemens hot plate drawer. Built in Siemens microwave, Neff dishwasher & Blomberg washer/drying machine. Large island unit with Siemens 4 ring induction hob, central telescopic extractor hood and built in wine chiller. Bow window to front elevation enjoying a pleasant outlook over Bude Canal and ample space for dining table and chairs with built in Sonos speakers. Underfloor heating throughout.

Bedroom 2 - 10'9" x 9'8" (3.28m x 2.95m)

Double bedroom with window to rear elevation and inset fitted blinds. Built in wardrobe. Door to:

Bathroom - 9'7" x 6'9" (2.92m x 2.06m)

Enclosed panel 'P' shaped bath with mains fed shower over, concealed cistern WC, wall hung vanity unit with inset wash hand basin, heated towel rail. Windows to rear elevation with inset fitted blinds. Used as the main family bathroom whilst equally useful as an ensuite for Bedroom 2.

Bedroom 3/Study - 10'8" x 10' (3.25m x 3.05m)

Window to front elevation with inset fitted blinds.

First Floor

Bedroom 1 - 13' (3.96) x 13' (3.96) Maximum

Generous double bedroom with fitted Velux skylights and Bifold doors with fitted inset blinds opening out onto the balcony area enjoying superb views across Bude Canal and across to Summerleaze Beach and the sea.

Ensuite Shower Room - Enclosed walk in shower cubicle with mains fed Bristan drench shower over, concealed cistern WC, twin wall hung vanity units with inset wash hand basins and heated towel rail. Velux skylight and window to front elevation enjoying views across Bude canal.

Terrace Balcony - A fantastic spot for al fresco dining enjoying elevated views across Bude Canal, the wharf and across to Summerleaze Beach and the sea. Useful built in eaves storage area.

Outside - The property is approached over its own entrance driveway providing ample parking and leading to the double garage. The gardens wrap around the property principally laid to lawn with raised vegetable beds. Paved patio and composite decking area is located at the rear of the dwelling set on two levels with an additional composite decking area adjoining the Sun Room providing a private seating area and an ideal spot for a hot tub. Useful timber storage shed/workshop. A delightful split-level balcony runs the full width of the property.

Double Garage - 19'9" x 18'9" (6.02m x 5.72m)

Two up and over entrance doors (2 electrically operated). Power and light connected. Wall mounted gas fired boiler.

Services - Mains water, electricity, drainage and gas.

EPC Rating - C

Council Tax - Band F

Mobile Coverage		Broadband	
EE	●	Basic	27 Mbps
Vodafone	●		
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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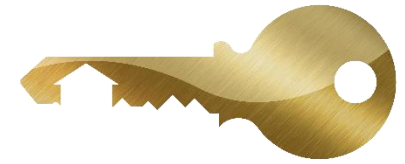
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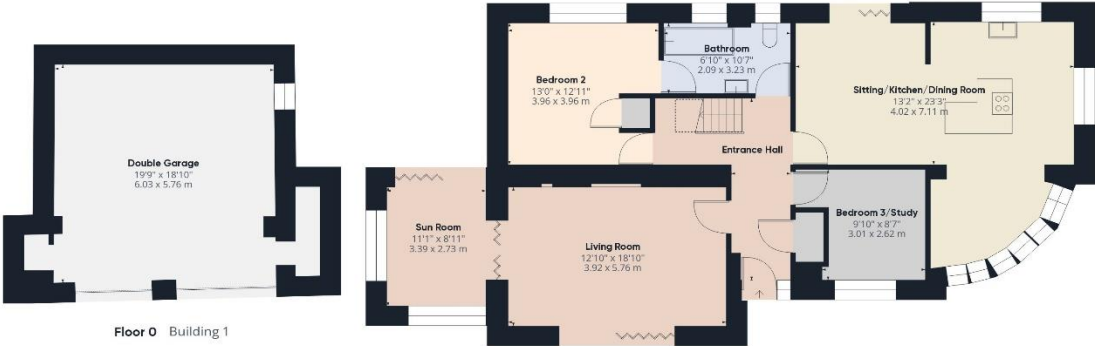
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Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1

Approximate total area*

2034.18 ft²
188.98 m²

Balconies and terraces

204.19 ft²
18.97 m²

Reduced headroom

76.65 ft²
7.12 m²

(1) Excluding balconies and terraces

Reduced headroom


Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	72	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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 whereupon Trellessa will be found a short way along on the left 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.

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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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.

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