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Changing Lifestyles

Little Manor
Widemouth Bay
Bude
Cornwall
EX23 0AQ

Guide Price: £1,750,000 Freehold



Changing Lifestyles

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Little Manor, Widemouth Bay, Bude, Cornwall, EX23 0AQ

- EXCEPTIONAL RESIDENCE
- DETACHED FAMILY HOME
- 5 BEDROOMS (2 ENSUITE)
- SUPERB ELEVATED POSITION
- PANORAMIC SEA VIEWS
- MATURE GROUNDS AND EXTENSIVE LANDSCAPED GARDENS OF APPROX 1.2 ACRES
- EXTENSIVE AND VERSATILE ACCOMMODATION THROUGHOUT
- INDOOR HEATED SWIMMING POOL
- SOLAR PANELS
- EPC: D
- COUNCIL TAX BAND: G



Enjoying one of the finest locations on the North Cornish coast boasting spectacular sea and countryside views we are proud to bring to the market this exceptional 590sqm residence occupying a generous plot approaching 1.2 acres. Offering versatile and spacious accommodation throughout the property also benefits from an attached leisure complex offering a snug/cinema room, games room, sauna and indoor heated swimming pool. A truly exciting and unique opportunity, contact the appointed agent for further details.



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This outstanding residence was formerly the lodge to Widemouth Manor and enjoys a superb elevated position with outstanding panoramic views across the extensive sandy beaches of Widemouth Bay and the rugged North Cornish coastline with Lundy Island visible on the horizon on a clear day. The popular summer beach and village of Widemouth Bay offers an attractive range of local bars, cafes and restaurants, set 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 its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 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.



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Property Description

Entrance Hall - 6' x 5'5" (1.83m x 1.65m)

Dual aspect windows. Arched Oak entrance door.

Reception Hall - 22'9" x 9'10" (6.93m x 3m)

Bay window to front elevation enjoying far reaching views. Staircase leading to first floor landing. Useful built in cupboard.

Hall - 6'2" x 4'2" (1.88m x 1.27m)

Window to front elevation. Door to:

WC - 5'8" x 2'11" (1.73m x 0.9m)

Vanity unit wash hand basin with low flush WC and opaque glazed window to side.

Sitting Room - 15'3" x 13'5" (4.65m x 4.1m)

Bay window to front elevation enjoying sea views. Feature fireplace housing double fronted log burner. Stained glass round window to side elevation.

Living Room - 32'6" x 14'6" (9.9m x 4.42m)

An impressive light and airy dual aspect reception room with feature fireplace housing double fronted log burner. Double glazed French doors leading to the generous rear gardens and bay window to front elevation enjoying superb views.

Kitchen - 19'9" x 9'10" (6.02m x 3m)

Impressive fitted kitchen with a range of base and wall mounted units with granite work surfaces over incorporating inset belfast style ceramic 'Shaws' sink with mixer taps, Aga cooker, recess for range style oven with extractor hood over and space for American style fridge freezer. Integrated appliances include Miele dishwasher, microwave and wine cooler. Breakfast bar. Windows to rear elevation overlooking the rear gardens. Doors to Rear Porch and to Utility Room. Leads to:

Dining Area - 20'5" x 9'5" (6.22m x 2.87m)

Ample space for dining table and chairs with window to front elevation and window to side. Door to Reception Hall.

Office - 14'7" x 5'6" (4.45m x 1.68m)

Dual aspect room.

Utility Room - 9'3" x 5' (2.82m x 1.52m)

Base and wall mounted units with work surfaces over incorporating inset stainless steel sink drainer unit with mixer taps, space and plumbing for washing machine. Window to rear elevation and Door to covered side entrance.

Rear Porch - 10'4" x 9'4" (3.15m x 2.84m)

Double glazed French doors to patio and decked seating areas. Window to side elevation.

Store Room - 7'2" x 3'4" (2.18m x 1.02m)

Window to side elevation.

Hallway - Hallway and steps lead down to the leisure complex with windows overlooking the generous mature gardens.

Cinema Room - 14'7" x 14'6" (4.45m x 4.42m)

Dual aspect reception room.

Billiard Room - 21'2" x 19'6" (6.45m x 5.94m)

Triple aspect room with Oak panel boarding. Door to inner hall with access to the following rooms.

Changing Room - 9' x 7'1" (2.74m x 2.16m)

Tiled flooring.

Sauna - 14'10" x 5'6" (4.52m x 1.68m)

To seat ten with pine seating area and tiled floor.

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Shower Room - 13'2" x 9'9" (4.01m x 2.97m)

Large shower area with mains fed shower over, built in store cupboard. Window to side elevation.

WC - 9'10" x 4'2" (3m x 1.27m)

Pedestal wash hand basin, low flush WC. Tiled flooring.

Plant Room - 13'4" x 4'6" (4.06m x 1.37m)

Swimming Pool/Leisure Area - 57'3" x 29'2" (17.45m x 8.9m)

A truly impressive triple aspect room with French doors opening into the landscaped rear gardens. Tiled flooring with central heated pool 35'0" x 16'0" (10.67m x 4.88m) ranging from 3ft to 7ft in depth.

First Floor Landing - Timber and wrought iron balustrade with doors serving all bedrooms and family bathroom. Window to front elevation enjoying elevated views of the coastline and surrounding countryside.

Dressing Room - 9'3" x 3'10" (2.82m x 1.17m)

Built in airing cupboard with sliding door and useful dressing area with window to side elevation.

Ensuite - 9'1" x 5'5" (2.77m x 1.65m) Walk in shower area with glass screen and mains fed drench shower over, wall hung vanity wash hand basin, low flush WC and heated towel rail.

Master Bedroom - 22' x 14'6" (6.7m x 4.42m)

A generous sized triple aspect bedroom with bay window to front elevations enjoying impressive views across Widemouth Bay beach, the surrounding North Cornish Coastline and countryside with Lundy Island visible on a clear day. Double glazed French doors to:

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Balcony - 15' x 8'4" (4.57m x 2.54m)

Pleasant elevated seating area with wooden balustrade and extensive views over Widemouth Bay to Lundy Island on the horizon.

Bedroom 2 - 15'3" x 13'7" (4.65m x 4.14m)

Large double bedroom with bay window to front elevation enjoying superb views across Widemouth Bay and the surrounding countryside.

Ensuite - 10'10" x 5'6" (3.3m x 1.68m)

Walk in shower area with glass screen and mains fed drench shower over, wall hung vanity wash hand basin, low flush WC and heated towel rail. Window to front elevation enjoying a fantastic outlook across the coastline.

Bedroom 3 - 13'2" x 9'1" (4.01m x 2.77m)

Double bedroom with dual aspect windows enjoying a pleasant outlook across the landscaped rear gardens.

Bedroom 4 - 13'1" x 9'8" (4m x 2.95m)

Double bedroom with windows to rear elevation.

Bedroom 5 - 10'8" x 9'1" (3.25m x 2.77m)

Double bedroom with dual aspect windows, built-in cupboard with hot water cylinder and immersion heater and radiator.

Bathroom - 8'11" x 7'10" (2.72m x 2.4m)

Enclosed panel bath with electric shower over, vanity unit with inset wash hand basin and concealed cistern WC. Heated towel rail and window to front elevation enjoying superb views.

Outside - The residence is approached from the parish road accessed via security gates and over a large resin driveway providing extensive off road parking for several vehicles and access to the double garage. Central raised herbaceous border in the centre of the oval driveway laid to gravel stocked with heathers and alpine plants. There is a large lawned area with evergreen boundary hedge and raised decking area providing a superb seating area enjoying panoramic views over the surrounding countryside and across to Widemouth Bay beach, the North Cornish Coastline and to Lundy island visible on a clear day. The front gardens continue to a variety of mature trees, shrubs and hedges.

A further lawn area with trees is located to the side of the property leading to a set of pergolas with gravel path continuing onto the extensive rear gardens which have been extensively designed by the current vendors to offer large lawn areas with mature trees and feature pond. Gravel path leads to the rear of the residence with a raised decking and patio areas providing an ideal spot for al fresco dining. Useful Greenhouse and Summer House.

Double Garage - 19'2" x 16'2" (5.84m x 4.93m)

Power and light connected with Electrically operated up and over vehicle entrance door and windows to side elevations. Workshop area (14'8 x 12'3) with window to rear elevation and door to covered walkway.

Services - Mains electric and water. Private drainage septic tank. Oil fired central heating. Solar Panels.

EPC - Rating D

Council Tax - Band G

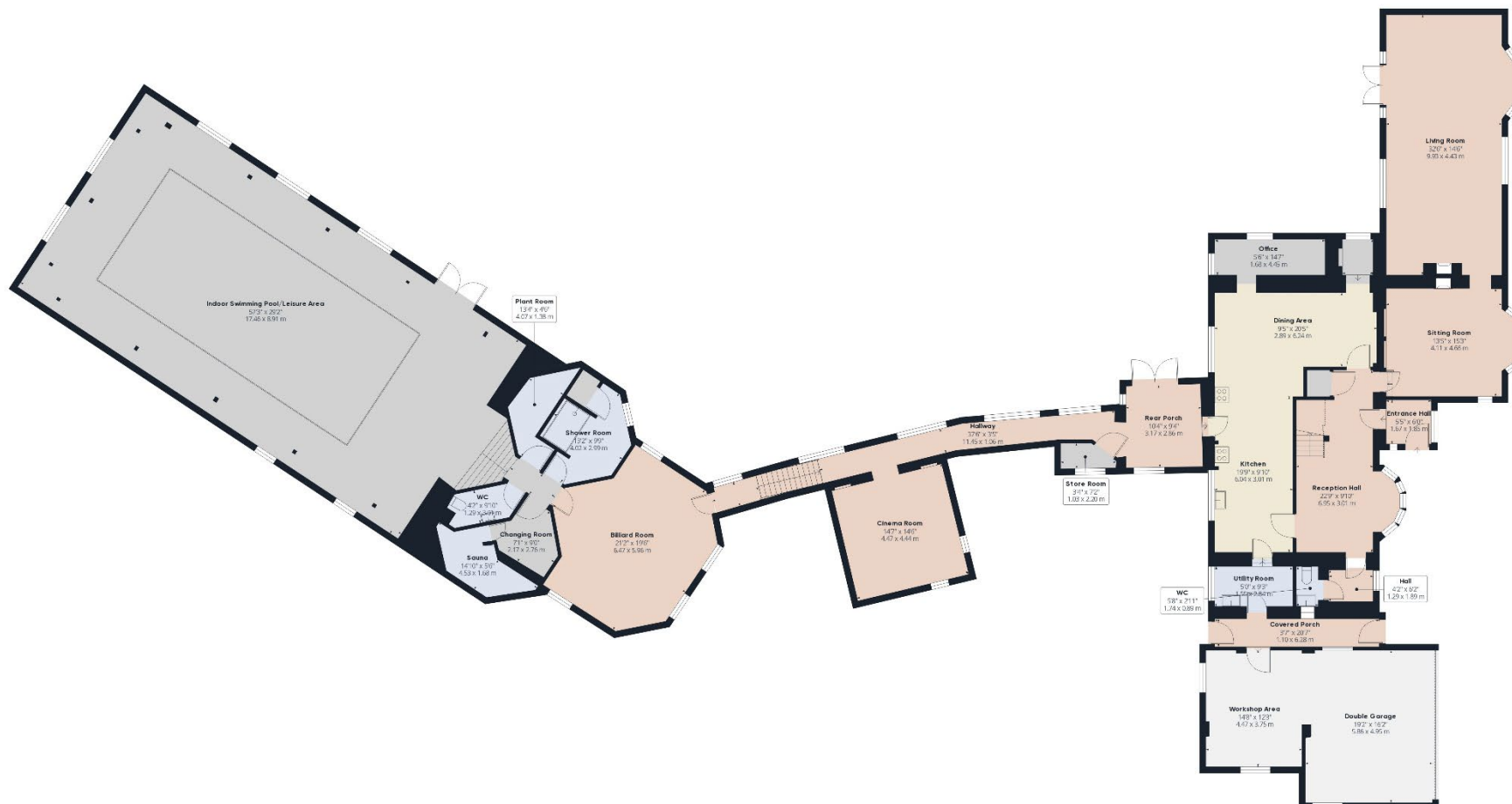
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Floor 0

Approximate total area⁽¹⁾

5057.54 ft²
469.86 m²

Reduced headroom

24.96 ft²
2.32 m²

(1) Excluding balconies and terraces

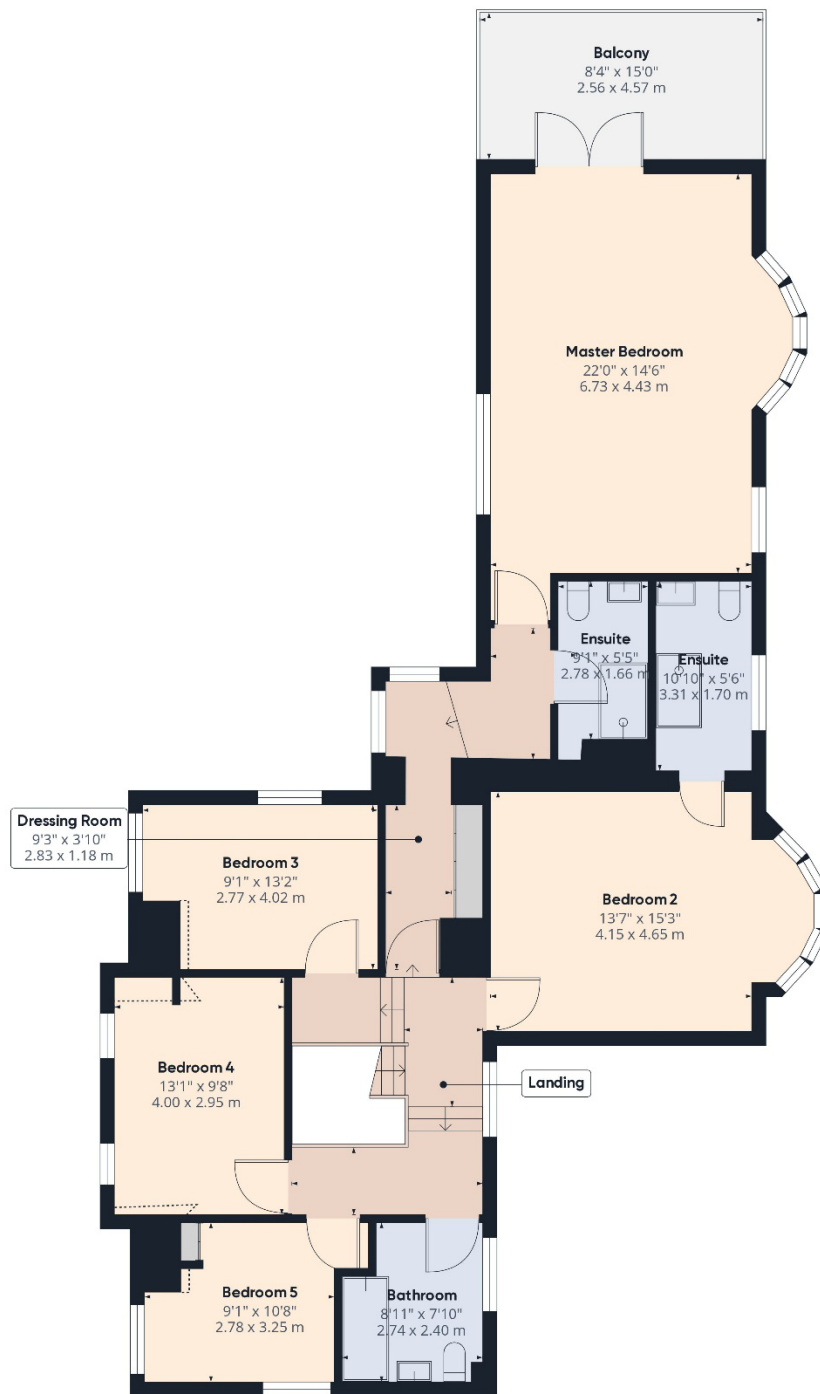
Reduced headroom

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.

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Floor 1

Approximate total area⁽¹⁾

1297.9 ft²

120.58 m²

Balconies and terraces

124.86 ft²

11.6 m²

Reduced headroom

8.76 ft²

0.81 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(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 Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. Proceed through the centre of Widemouth Bay and up the hill whereupon Little Manor will be found on the right hand side just after passing the entrance to Widemouth Manor.

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

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