



Bond
Oxborough
Phillips

Changing Lifestyles

Marshbrook
Maer Lane
Bude
Cornwall
EX23 8NQ

Asking Price: £795,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Marshbrook, Maer Lane, Bude, Cornwall, EX23 8NQ



- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOM (2 EN-SUITE)
- WALKING DISTANCE TO CROOKLETS BEACH, POPULAR TOWN CENTRE AND BUDE GOLF COURSE.
- GARAGE/STUDIO
- AMPLE OFF ROAD PARKING
- LANDSCAPED FRONT AND REAR GARDENS



Marshbrook presents a rare opportunity to acquire this beautifully appointed detached family home in one of Bude's most desirable locations being just a short walk from Crooklets Beach, Bude Golf Course, and the popular town centre. This substantial residence offers spacious and versatile accommodation comprising of an open plan kitchen/dining/living room, snug, study, utility room, bathroom with four generous double bedrooms, with two having en-suite shower rooms and a further shower room serves the remaining bedrooms. Benefiting from an extensive brick-paved driveway offering ample off-road parking with landscaped gardens to the front and rear. Viewings are highly recommended to appreciate all this property has to offer. EPC Rating C. Council Tax Band D.



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Marshbrook enjoys a convenient location situated within a short walk of the local bathing beach of Crooklets and the coast path. Bude lies 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 many breath taking cliff top coastal walks etc. The town centre is a short distance away and offers a wide range of shopping, schooling and recreational facilities with is fully equipped leisure centre and links golf course etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a North easterly direction providing a convenient link to the A39 which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Entrance Porch - 5'3" x 2'7" (1.6m x 0.79m)

Entrance Hall - Oak staircase rising to first floor landing with under stair storage. Oak doors leading to:

Sitting Room - 11'4" x 11'3" (3.45m x 3.43m)

A light and airy reception room with window to the front elevation enjoying views over the landscaped gardens.

Study - 9'5" x 6'8" (2.87m x 2.03m)

A versatile reception room currently used as a home office with window to the front elevation.

Open Plan Kitchen/Dining/Living Room - 31'4" (9.55) (Max) x 27'8" (8.43) (Max)

This triple aspect room serves as the central social hub for the property with a fitted kitchen comprising cream high-gloss wall and base mounted units with solid wood work surfaces over incorporating an inset sink with waste disposal unit and mixer tap over. Integrated twin electric 'Neff' ovens, microwave/combi oven and coffee machine, AEG touch control ceramic hob with built in extractor fan, fridge/freezer and two dishwashers. Space and plumbing for American style fridge/freezer. Ample space for living suite and dining table and chairs. Bi-fold and French doors providing a seamless connection to the rear garden.

Utility Room - 5'9" x 3'9" (1.75m x 1.14m)

Double oak doors open into a useful cupboard which houses the Worcester gas fired boiler and space and plumbing for washing machine. Wall mounted consumer unit. Door to rear elevation leading to outside.

Bathroom - 9'6" x 6'9" (2.9m x 2.06m)

Comprising an enclosed panel 'P' shaped bath with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Chrome heated towel rail. Airing cupboard housing the pressurised hot water system and under floor heating manifolds. Opaque window to side elevation.

First Floor Landing - Velux windows to front elevation. Loft access. Oak doors to:

Bedroom 1 - 20'7" x 11'6" (Max) (6.27m x 3.5m Max)

A large double bedroom with built in wardrobes. Window to front elevation. Door to En-Suite Shower Room.

En-Suite Shower Room - 7'9" x 3'11" (2.36m x 1.2m)

Comprising a large enclosed shower cubicle with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Chrome heated towel rail. Opaque window to side elevation.

Bedroom 2 - 13'1" x 11'8" (4m x 3.56m)

A light and airy double bedroom with window to the rear elevation enjoying views over the garden.

En-Suite Shower Room - 7'9" x 3'11" (2.36m x 1.2m)

Comprising a large enclosed shower cubicle with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Chrome heated towel rail. Opaque window to side elevation.

Bedroom 3 - 9'5" x 9'4" (2.87m x 2.84m)

Double bedroom with built in wardrobes. Window to front elevation.

Bedroom 4 - 11'2" x 9'5" (3.4m x 2.87m)

Double bedroom with Velux window to the rear elevation. Under eave storage.

Shower Room - 7'2" x 5'11" (2.18m x 1.8m)

Comprising on an enclosed shower cubicle with mains fed shower over, vanity unit with inset hand wash basin and low level WC. Chrome heated towel rail. Velux window. Airing cupboard housing the underfloor heating manifold.

Store - 11'1" x 8'6" (3.38m x 2.6m)

Light and power connected. Fitted shelving to two walls.

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Garage/Studio - The garage has been divided into two with the front section (12' x 4'1) benefiting from up and over entrance door providing storage with access to loft hatch. The rear section (17' x 10'9) has been insulated and converted into a studio, base mounted units with work surfaces over incorporating an inset sink/drain unit (cold water only). Fitted shelving to rear wall. Space and plumbing for two washing machines and two tumble dryers. Window and door to side elevation.

Outside - The property is accessed via impressive timber entrance gates with stone pillars, opening onto an expansive block-paved driveway offering off-road parking for six to seven vehicles. The beautifully landscaped front garden features a mix of patio areas, including a raised seating terrace with an elegant water feature, a greenhouse, a variety of mature shrubs, and striking coastal palm trees. Gated access to the side leads to the enclosed rear garden, designed for both relaxation and entertaining. A spacious decked seating area—complete with an external power socket—can be accessed directly from the kitchen/dining/family room. The remainder of the garden is laid to lawn and bordered by an attractive stone wall and well-maintained shrubbery. Additional features include a useful wooden shed and a convenient outdoor shower with both hot and cold water.

Services - Mains electric, water, drainage and gas. Solar panels to the garage roof.

EPC - Rating C.

Council Tax - Band D.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Bude office proceed down Queens Street taking the first right hand turning onto Belle Vue Avenue, continue to the end of this road and turn right onto Belle Vue. Continue along this road to the top of the hill and bear left heading past Sainsbury's towards Crooklets Beach. Continue on this road following it round to the right and take the next left into Maer Down Road and then immediately right into Maer Lane (signed Bude Holiday Resort). After a short distance Marshbrook will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed. What3Words - passport.objective.ticked

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

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