



Bond
Oxborough
Phillips

Changing Lifestyles

Avalen
Combe Lane
Widemouth Bay
Bude
Cornwall
EX23 0AA

Asking Price: £825,000

Freehold



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bude@bopproperty.com

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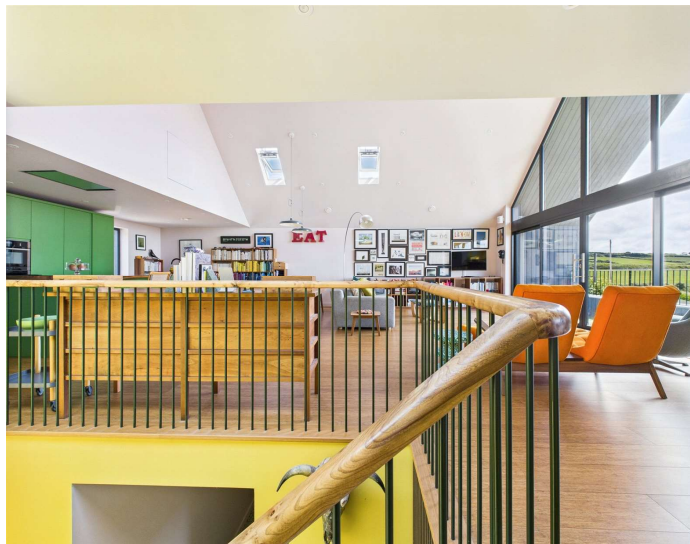


- CONTEMPORARY FAMILY HOME
- STUNNING SEA VIEWS
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- A SHORT WALK TO THE BEACH
- BALCONY
- ENCLOSED GARDEN AND AMPLE OFF ROAD PARKING
- EXCEPTIONALLY HIGH QUALITY RESIDENCE
- DETACHED
- 3 DOUBLE BEDROOMS
- 1 ENSUITE
- EPC: B
- Council Tax Band: F



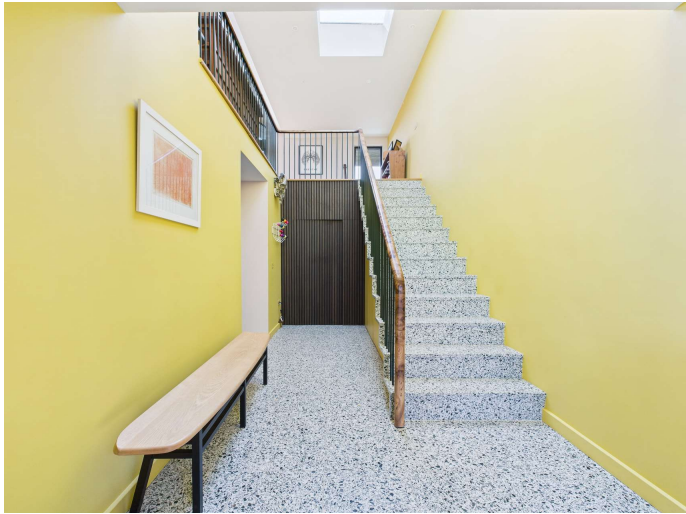
Stylish Coastal Living in Widemouth Bay. A rare chance to own a beautifully finished contemporary home just a short stroll from the beach in sought-after Widemouth Bay. Designed to embrace the coastal lifestyle, this stunning detached property offers spectacular sea views and a high-end finish throughout. The reverse-level layout maximises views over the North Cornish coast, with an open-plan vaulted living area opening onto a covered balcony – perfect for watching sunsets. The ground floor features three double bedrooms (one en-suite), a family bathroom, shower room, and private sauna. Outside, there's ample off-road parking and a private rear garden, ideal for relaxing after days at the beach. Whether as a main residence or holiday retreat, this home is the perfect base for enjoying surf, sand, and sea.

EPC: B. Council Tax Band F



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The Construction of this home, stands out from the norm, built with no expense spared - The property is clad in Japanese Shou-Sugi-Ban cladding which stands out from the crowd, whilst also ensuring longevity. Behind this façade is a highly insulated build that is constructed using Insulated Concrete Formers.



Services - Mains electricity, water and drainage. An air source heat pump powers underfloor heating throughout. Wiring has been installed for an EV charging point.

EPC - Rating B

Council Tax - Band F



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Entrance Hall

Entering via an aluminium door with matching fixed double glazed side panel to a part double height entrance hall. A light and airy and hall with feature Diespeker Terrazzo tread staircase with bespoke burr elm hand rail leading to the first floor, Diespeker Terrazzo tiled, fitted understairs storage cupboards with pull out shelves, hanging rails and underfloor heating manifolds.

Bedroom 1 - 13'7" x 11'10" (4.14m x 3.6m)

A spacious master bedroom with bespoke fitted wardrobes. Window to front elevation. Door to-

Ensuite - 7'6" x 6'7" (2.29m x 2m)

A superbly presented fitted suite comprises a double shower enclosure with a rain water shower head and separate hose attachment, a handmade wall hung vanity unit houses a freestanding basin with wall mounted tap. Low flush WC. Opaque window to front elevation.

Bedroom 2 - 11'2" x 10' (3.4m x 3.05m)

A generous size double bedroom with built in wardrobes and window to rear elevation overlooking the gardens.

Bedroom 3 - 11' x 10' (3.35m x 3.05m)

A spacious double bedroom with built in wardrobes and window to rear elevation overlooking the gardens.

Bathroom - 10' x 6'8" (3.05m x 2.03m)

A fitted suite comprises a double ended bath with central wall mounted tap, wall hung basin with mixer tap, and mirror with integrated lighting and demister fitted, close coupled WC. Diespeker Terrazzo tiled floor with underfloor heating. Window to side elevation.

Shower Room - 8'4" x 7'4" (2.54m x 2.24m)

Double shower enclosure with rain water shower head, separate hand attachment, stainless steel dog bath with tap and shower attachment. Two-Person Indoor Infra Red Sauna, solid wood construction. Opaque window to side elevation.

Utility Room - 8'3" x 7'3" (2.51m x 2.2m)

Fitted base units with work surfaces over, incorporating an inset composite sink and drainer with extendible mixer tap, cupboard housing the pressurised hot water cylinder, consumer unit. Door to the side elevation.

First floor

Open plan Kitchen/ Diner/ Living area - 32' x 28'7" (9.75m x 8.7m)

A stunning, bright and airy room with 15ft high vaulted ceilings. Its a spacious living space with ample room for a dining room table and chairs with a feature light over. Bamboo flooring. The living room suite is currently position in front of the windows and sliding doors to the rear, taking full advantage of the views over Widemouth. The bespoke kitchen features a range of base and wall mounted units with

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a solid hardwood worktop crafted from a single piece of Hawaiian Acacia, with breakfast bar seating, inset sink, integrated appliances include electric oven, microwave steam oven, plate warmer, inset hob with remote control flush ceiling mounted extractor, wine fridge and dishwasher.

Balcony - 29'10" x 5'6" (9.1m x 1.68m)

Terrace seating area offering breathtaking views over Widemouth Bay and the surrounding North Cornish hinterland. External lighting, slate capping to the walls with metal balustrades.

Walk in pantry - 7'4" x 7' (2.24m x 2.13m)

Fitted bespoke base units with integrated dishwasher, stainless steel work surface with sink, drainer, waste disposal system, Quooker boiling tap providing filtered chilled and sparkling water. Fitted shelving.

Outside - The front of the property is approached from a quiet lane leading to a tarmac driveway providing extensive off road parking with a pedestrian side gate and path leading to the enclosed garden. A covered patio seating area provides the ideal spot for alfresco dining, bordered by garden sleepers edged lawn with attractive planting. Outside light and sockets. Timber garden store 16'2 x 7'9 with glazed window and light and power connected.

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Location

Avalen enjoys a most pleasant location within a short distance walk of the sandy bathing beach. Widemouth Bay is 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. 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.

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

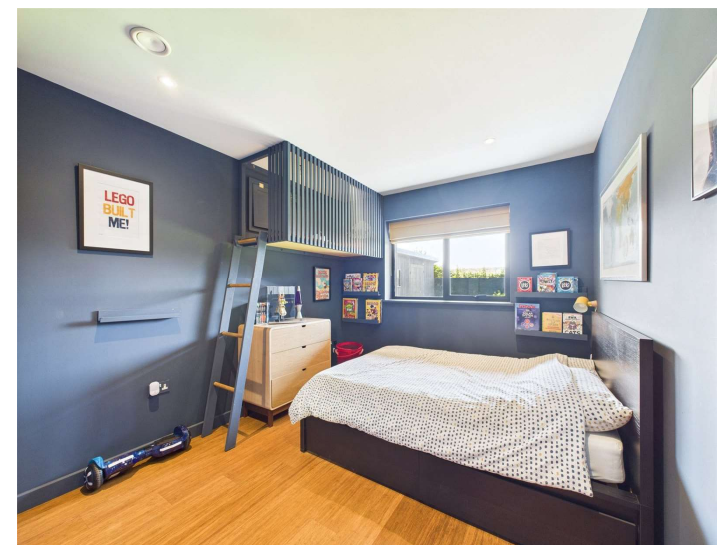
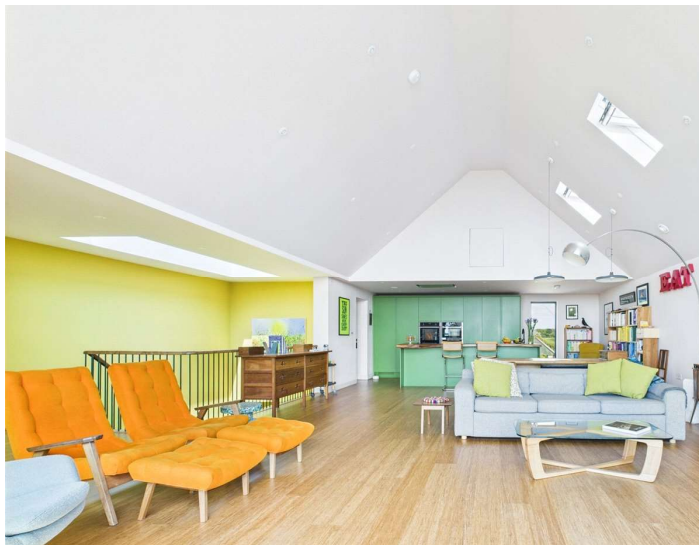
Basic	19 Mbps
Superfast	73 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road taking the second right hand turn into Combe Lane whereafter a short distance the entrance to the property will be found on the right hand side.

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