



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Honeycombe  
Combe Lane  
Widemouth Bay  
Bude  
Cornwall  
EX23 0AA

**Asking Price: £750,000 Freehold**



**Changing Lifestyles**

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



Honeycombe, Combe Lane, Widemouth Bay, Bude, Cornwall, EX23 0AA



- 4-BED DETACHED BUNGALOW (2 EN-SUITES) IN WIDEMOUTH BAY
- SHORT WALK TO BEACH AND LOCAL RESTAURANTS
- IMMACULATE THROUGHOUT WITH QUALITY FINISHES
- DRIVEWAY PARKING AND ENCLOSED GARDEN WITH PATIO
- NO ONWARD CHAIN
- IDEAL FAMILY HOME OR HOLIDAY RETREAT
- EPC D | COUNCIL TAX BAND E



**An exciting opportunity to acquire this exceptional, high quality 4 bedroom (2 ensuite) detached modern bungalow situated in the sought after Widemouth Bay only a short walk from the beach and popular local restaurants. Available with no onward chain the residence offers immaculately presented accommodation throughout with spacious driveway providing ample off road parking and enclosed gardens with large patio area adjoining the rear of the property. Viewings highly recommended to appreciate this stunning property which would appeal as a family home or equally as a perfect base for enjoying surf, sand, and sea. EPC D. Council Tax E.**



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**The property is situated in a quiet country lane within a short distance walk of the sandy bathing beaches of Widemouth Bay. It is set amidst the rugged North Cornish coastline, famed for its many nearby areas of outstanding natural beauty and popular beaches which provide a whole host of water sports and leisure activities together with its many breath-taking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, 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 the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5 motorway.**



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# Internal Description

**Porch** - Covered entrance with slate flooring.

**Entrance Hall** - 18'1" x 4'8" (5.5m x 1.42m)

Engineering Oak flooring with two useful storage cupboards, one housing the water cylinder. Doors leading to all rooms.

**Kitchen/Diner** - 23'3" x 9'1" (7.09m x 2.77m)

A modern fitted kitchen with a range of cream gloss wall and base units with black granite work surfaces and up-stand over, inset 1 1/2 stainless steel sink with cut in drainer and mixer tap. Incorporating Neff integrated appliances throughout including double oven and grill, hob, extractor hood, dishwasher, fridge and freezer. Ample space for dining table and chairs with windows to the front and side elevations.

**Living Room** - 19'9" x 16'7" (6.02m x 5.05m)

An impressive room filled with natural light from the dual aspect, window to the rear elevation and bi-fold doors leading to the garden to the side elevation. A contemporary wood burner and slate hearth create a cosy and welcoming ambience. Engineered oak flooring throughout.

**Bedroom 1** - 15'9" x 12'4" (4.8m x 3.76m)

A spacious and light large double bedroom with dual aspect having windows to the front and rear elevations. Sleek built in wardrobes with dressing table. Door to ensuite.

**Ensuite 1** - 11'4" x 3'11" (3.45m x 1.2m)

Tiled ensuite shower room fitted with low flush WC, wall mounted hand wash basin with mixer tap and enclosed shower with mains fed shower over. Chrome towel rail, extractor, shaving socket and frosted window to the front elevation.

**Bedroom 2** - 14'7" x 14'3" (4.45m x 4.34m)

A large double bedroom with bi-fold doors leading to the patio and garden. Ample storage space for bedroom furniture. Door to ensuite.

**Ensuite 2** - 14'3" x 4'5" (4.34m x 1.35m)

Tiled ensuite showroom fitted with low flush WC, double wash hand basin with mixer taps and enclosed shower with mains fed shower over. Chrome towel rail, extractor, shaving socket and frosted window to side elevation.

**Bedroom 3** - 12'3" x 11'3" (3.73m x 3.43m)

Double bedroom with window to the rear elevation

**Bedroom 4** - 11'3" x 11'3" (3.43m x 3.43m)

Double bedroom with window to the side elevation.

**Family Bathroom** - 11'3" x 7'4" (3.43m x 2.24m)

Tiled bathroom with low flush WC, wall mounted wash hand basin with mixer tap, roll top freestanding bath with shower attachment, enclosed shower with mains fed shower over. Towel rail, extractor, shaving socket and frosted window to side elevation.

## Changing Lifestyles

**Outside** - The property benefits from a large gated tarmac driveway providing ample off road parking as well as offering an attractive, well maintained wrap around garden. Adjoining the front of the residence is an outside mains fed hot/cold shower perfect for when returning from the beach. To one side of the property and the front of the garden are laid to lawn with a raised paved patio area benefiting from a pergola towards the rear. There are additional patio areas for entertaining or al fresco dining. A useful timber shed can be found at the rear of the property and the property is bordered with fencing and raised beds which include a variety of mature plants and shrubs.

**Services** - Mains water, electric and drainage. Oil fired central heating.

**Agents Note** - PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**EPC Rating** - D

**Council Tax** - Band E

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## 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 whereupon Honeycombe will be found after a short distance 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.

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...

34 Queen Street  
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Tel: 01288 355 066  
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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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the team at Bond Oxborough  
Phillips Sales & Lettings on

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

