



Bond
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Changing Lifestyles

Fairhaven
Crescent Close
Widemouth Bay
Bude
Cornwall
EX23 0AE

Asking Price: £450,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Fairhaven, Crescent Close, Widemouth Bay, Bude, Cornwall, EX23 0AE



- Detached coastal bungalow in sought-after Widemouth Bay
- Quiet cul-de-sac setting within walking distance of the beach
- Spacious living accommodation with three bedrooms
- Large sunroom overlooking the garden
- Workshop and separate gym offering versatile ancillary space
- Driveway parking and garage
- Generous, enclosed gardens with paved seating terrace and greenhouse
- Scope for modernisation and redesign of layout
- Excellent potential as a full-time home, coastal retreat, or holiday let
- EPC: TBC
- Council Tax Band: D



Detached Coastal Bungalow with Generous Gardens, Garage, and Workshop - Just Moments from Widemouth Bay beach.

Fairhaven presents a rare opportunity to acquire a spacious detached bungalow, set in a quiet cul-de-sac within the highly sought-after coastal village of Widemouth Bay. Just a short walk from the golden sands and rolling surf, this well-proportioned property offers versatile accommodation and a generous plot, making it an ideal full-time residence, coastal retreat, or holiday home.

The accommodation is accessed via a welcoming entrance porch and hall leading into a light-filled living room with feature fireplace, enjoying a pleasant outlook across the gardens. Adjacent lies a dining room which connects to the kitchen, creating a sociable flow between the principal living spaces. To the rear, a large sunroom provides a flexible reception area, overlooking the garden and offering a perfect spot to relax.

There are three comfortable bedrooms, all well-proportioned, together with a family bathroom and a separate cloakroom/WC.

One of the property's key assets is the wealth of ancillary space to the side and rear, including a sizeable workshop and an adjoining gym, providing excellent potential for hobbies, homeworking, or further adaptation. While the property is presented in good order, it would now benefit from a degree of modernisation, giving buyers the opportunity to update to their own taste or even explore reconfiguring the layout to maximise its potential.



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Fairhaven enjoys a superb location within a short walk of the sandy bathing beach of Widemouth Bay which is set amongst 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 clifftop coastal walks etc. 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 link road which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



Property Description

Entrance Porch - 5'8" x 5'8" (1.73m x 1.73m)

Entrance Hall/Study - 8'8" x 5'9" (2.64m x 1.75m)

Hallway

Living Room - 14'7" x 12'11" (4.45m x 3.94m)

Dining Room - 10'3" x 9'8" (3.12m x 2.95m)

Kitchen - 10' x 9'9" (3.05m x 2.97m)

Sunroom - 20'5" x 4'11" (6.22m x 1.5m)

Bedroom 1 - 10'10" x 9'9" (3.3m x 2.97m)

Bedroom 2 - 10'10" x 9'10" (3.3m x 3m)

Bedroom 3 - 10'10" x 8'9" (3.3m x 2.67m)

Bathroom - 7'4" x 6'6" (2.24m x 1.98m)

WC - 4'3" x 2'10" (1.3m x 0.86m)

Outside - Fairhaven is set back from the lane behind a low stone wall, with a driveway providing parking and access to the integral garage.

The rear garden is a real feature of the property, offering a level lawn bordered by mature planting and high hedging for privacy. A paved terrace provides an inviting space for alfresco dining and entertaining, with plenty of room for family and guests to enjoy. The garden also incorporates a charming summer house and a tranquil pond, creating both a relaxing retreat and an attractive focal point. Further outbuildings, including a greenhouse, provide additional scope for gardening enthusiasts.

Workshop - 19'1" x 9'9" (5.82m x 2.97m)

Garage - 17'10" x 9'11" (5.44m x 3.02m)

Gym - 11'2" x 7'6" (3.4m x 2.29m)

Services - Mains electric, water and drainage. Economy 7 heating.

EPC - Rating TBC

Council Tax - Band D

Anti Money Laundering - 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.



Floorplan



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EPC TBC

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 The Crescent then right into Crescent Close. Follow the road and Fairhaven will be found straight ahead as you drive into the cul-de-sac.

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.

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

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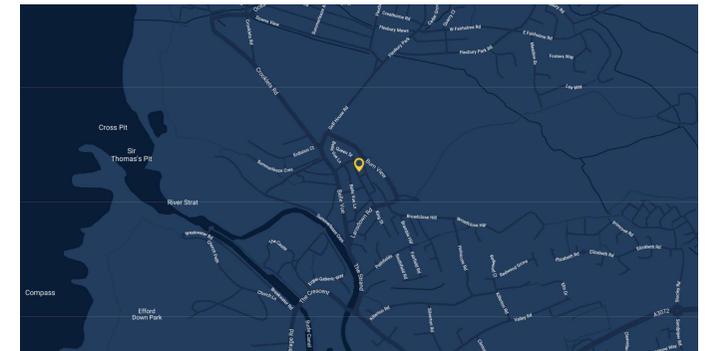
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