



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Bramble Hill  
Bude  
Cornwall  
EX23 8DG

**Asking Price: £380,000**

**Freehold**



Changing Lifestyles

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## 8 Bramble Hill, Bude, Cornwall, EX23 8DG



- Characterful Victorian home arranged over three floors
- Retains many period features including fireplaces and stripped wooden floors
- Three bedrooms, including top-floor room with superb coastal views
- Bright sitting room with bay window and feature fireplace
- Modern fitted kitchen and separate dining room
- Family bathroom and additional WC
- Front garden with pedestrian access and mature planting
- Private rear decked garden area ideal for entertaining
- Off-road parking at the rear accessed via lane
- Convenient central position close to beaches, shops, and schools



### Charming Period Home with Coastal Views, Character Features and Private Parking in Central Bude

8 Bramble Hill presents a rare opportunity to acquire a characterful home, perfectly positioned within walking distance of Bude town centre, beaches, and local schools. This beautifully maintained property retains a wealth of period features whilst offering stylish, modern living across three floors.

The ground floor includes a welcoming entrance hall leading to a bright and elegant sitting room with bay window and feature fireplace. The separate dining room provides a sociable space for family meals or entertaining, which in turn opens into the modern kitchen fitted with contemporary units and wooden worktops.

On the first floor are two spacious bedrooms, both full of natural light, together with a stylish family bathroom and a useful separate WC. The second floor hosts the principal bedroom, which enjoys far-reaching views across Bude and towards the coastline — the perfect spot to enjoy the sunset.

The property is approached from the front via a pedestrian gate leading through a small enclosed garden with lawn and mature shrubs, offering kerb appeal and privacy from the lane. To the rear, a raised decked terrace provides an excellent space for alfresco dining and relaxing while taking in glimpses of the sea and the town rooftops. There is also a private parking space accessed from the rear lane, together with a useful storage shed.

The residence combines traditional character with coastal convenience — an ideal family home, coastal retreat, or holiday investment within one of Bude's most desirable residential areas. EPC Rating D. Council Tax Band TBA.



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## Changing Lifestyles

The property enjoys a convenient central location within this popular coastal town supporting a comprehensive range of shopping schooling and recreational facilities together with its 18 hole links golf course, tennis courts, bowls club and fully equipped leisure centre etc. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular surfing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal walks 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 convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

### Entrance Hall

**Living Room** - 14'1" x 10'3" (4.3m x 3.12m)

**Dining Room** - 9'8" x 9'7" (2.95m x 2.92m)

**Kitchen** - 9'6" x 8'3" (2.9m x 2.51m)

### First Floor Landing

**Bedroom 2** - 13'9" x 10' (4.2m x 3.05m)

**Bedroom 3** - 11'6" x 8'2" (3.5m x 2.5m)

**Bathroom** - 8'8" x 6'8" (2.64m x 2.03m)

**WC** - 3'9" x 2'3" (1.14m x 0.69m)

### Second Floor

**Bedroom 1** - 12'10" x 10'4" (3.9m x 3.15m)

**Outside** - The property is approached to the front via a pedestrian gate leading through a charming enclosed front garden, bordered by a low brick wall and mature planting which provides both colour and privacy. A central pathway leads to the entrance door, giving the property an attractive and welcoming kerb appeal.

To the rear, a private and enclosed garden enjoys an elevated position with pleasant views over the surrounding townscape and towards the coastline. The garden has been designed with ease of maintenance in mind and features a generous decked terrace, perfectly suited for alfresco dining and entertaining.

There is also a useful timber storage shed and access to a rear parking space, conveniently situated on the lane behind the property — a valuable asset so close to the centre of Bude. The combination of outside space, parking, and scenic views makes this property particularly special, offering the perfect balance between character living and modern convenience.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating D

**Council Tax** - Currently business rates are applied due to the property being used as a holiday let. Band to be assigned by Cornwall Council.

**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.



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## Have a property to sell or let?

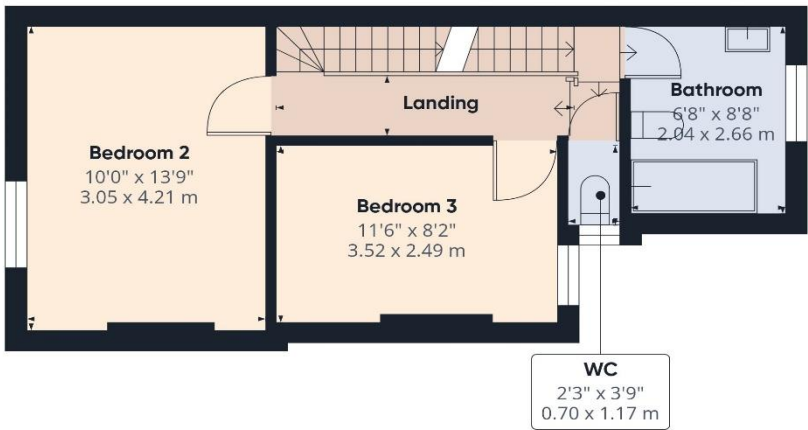
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From our Bude office by foot turn left along Queen Street and upon reaching Lansdown Road turn left and then immediately right into Broadclose Hill. Take the next right hand turning into Bramble Hill where upon the property will be found on your left hand side.