



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Combe Dale  
Combe Lane  
Widemouth Bay  
Cornwall  
EX23 0AA

**Asking Price: £645,000 Freehold**



Changing Lifestyles

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- SEA & COUNTRYSIDE VIEWS
- WALKING DISTANCE TO THE BEACH AND COAST PATH
- 4 BEDROOMS, 2 BATHROOMS
- LARGE PLOT BACKING ONTO OPEN FARMLAND
- ENTRANCE DRIVEWAY AND GARAGE
- LEVEL FRONT & REAR GARDENS.
- NO ONWARD CHAIN
- EPC D
- COUNCIL TAX BAND E



Situated in one of Widemouth Bay's most desirable and peaceful residential settings, Combe Dale presents a rare opportunity to secure a beautifully updated and exceptionally spacious 4 bedroom, 2 bathroom detached dormer bungalow, positioned just a short, level walk from the beach. Recently redecorated throughout, the property now offers a bright, modern and versatile interior, perfectly suited to multi-generational living, those seeking a generous coastal home, or anyone looking for a superb holiday base moments from the shoreline.

Occupying a large, level plot backing directly onto open farmland, the home enjoys wonderful countryside views from the ground floor and far-reaching sea views from the first floor. The accommodation extends to over 1,660 sq ft and is arranged to provide flexible room use, with the option of having two bedrooms on the ground floor and two further very spacious bedrooms upstairs.

The welcoming entrance hallway leads to a generous bay-fronted living room, offering excellent natural light and a lovely outlook to the front garden. To the rear lies the impressive open-plan kitchen/dining room, newly refreshed and designed to take advantage of wide countryside views, with sliding doors opening to the garden—ideal for family life and entertaining.



The ground floor also includes two double bedrooms (one with bay window), a further bedroom/home office, shower room, separate WC, a useful pantry, boiler room and a sunroom to the rear. Upstairs, the first floor offers two superb, oversized double bedrooms with vaulted ceilings and excellent built-in storage. A modern and stylish family bathroom completes the upper floor, featuring a large walk-in shower, contemporary freestanding bath and countryside outlook.

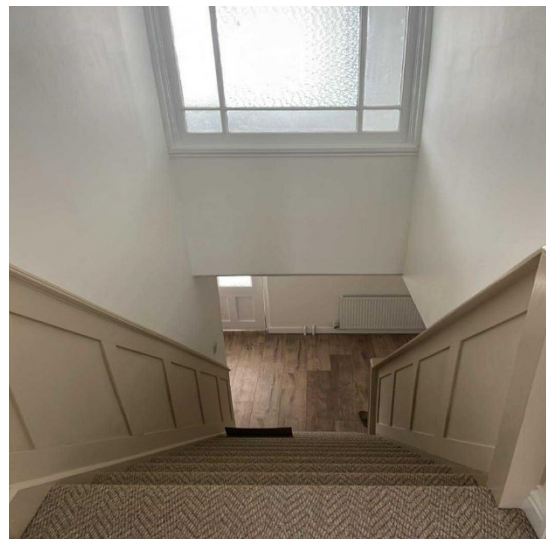
Externally, the property enjoys excellent kerb appeal, with a wide private driveway providing ample off-road parking and access to the attached garage. The front and rear gardens are level, enclosed and generous in scale, offering multiple seating areas, scope for landscaping, and plenty of space for families, pets or outdoor living.

With Widemouth Bay's sandy beach, surf, cafés and coastal path all within strolling distance, this substantial and well-presented coastal home is offered to the market with no onward chain and represents the ideal blend of space, location and lifestyle.





Combe Dale can be found tucked away down a quiet country lane, but 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.



# Property Description

**Entrance Porch** - 4'3" x 2'11" (1.3m x 0.9m)

**Entrance Hall** - 9'4" x 4'4" (2.84m x 1.32m)

**Living Room** - 13'3" x 12'8" (4.04m x 3.86m)

**Hallway** - 18'4" x 8'6" (5.6m x 2.6m)

**Kitchen/Dining Room** - 24'8" x 12'5" (7.52m x 3.78m)

**Sun Room** - 17'1" x 5'5" (5.2m x 1.65m)

Far reaching views to rear, overlooking open farmland. Cupboard housing oil fired boiler supplying ground floor heating and domestic hot water systems.

**Bedroom 1** - 13'3" x 12'9" (4.04m x 3.89m)  
Bay window to front overlooking gardens.

**Bedroom 2** - 12'5" x 10'11" (3.78m x 3.33m)  
Window to side elevation.

**Shower Room** - 6'6" x 5'8" (1.98m x 1.73m)

**WC** - 3'8" x 3' (1.12m x 0.91m)

## First Floor Landing

**Bedroom 3** - 18'6" x 10' (Max) (5.64m x 3.05m (Max))  
Window to front with far reaching views across rooftops to the sea beyond.

**Bedroom 4** - 19'8" x 9'7" (6m x 2.92m)

**Family Bathroom** - 10'10" x 6' (3.3m x 1.83m)

**Garage** - 14'10" x 12' (4.52m x 3.66m)  
Up and over garage door, personal door to rear seating area.

**Outside** - Recently laid resin bound driveway leading to Garage. Extensive level front garden laid to lawn, wide paved pathway to side leading to rear garden laid to lawn with far reaching views across open countryside. Pleasant paved seating area to rear of garage.

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

**EPC** - Rating D

**Council Tax** - Band E

**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.

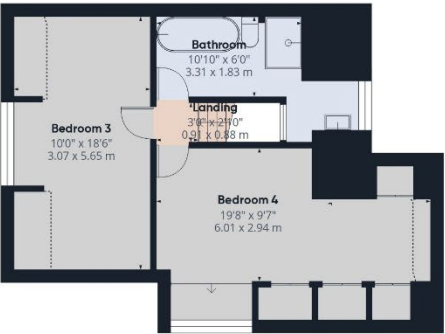


# Floorplan

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1666 ft<sup>2</sup>

154.7 m<sup>2</sup>

**Reduced headroom**

39 ft<sup>2</sup>

3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 Leverlake road, follow along this road whereupon just after the entrance to Combe Lane Little Foxes will be found 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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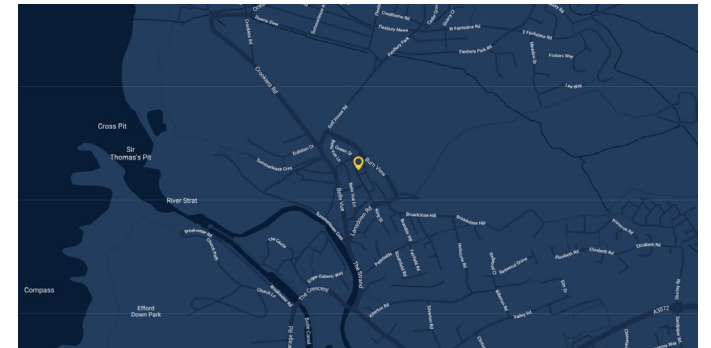
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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