



Bond
Oxborough
Phillips
Changing Lifestyles

Oak Lea Dale
Ivyleaf Hill
Bude
Cornwall
EX23 9LD

Asking Price: £675,000 Freehold



Changing Lifestyles

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bude@bopproperty.com

Oak Lea Dale, Ivyleaf Hill, Bude, Cornwall, EX23 9LD



- 3-bedroom detached rural home
- Approx. 11.3 acres of pasture and woodland
- Stunning countryside views towards Brown Willy & Rough Tor
- Land slopes down to the River Strat
- Spacious living/dining room with dual-aspect views
- Well-appointed kitchen with pantry & separate utility
- Ground-floor WC and large entrance hall
- Garage partially divided to create additional utility space
- Expansive gravelled driveway with parking for multiple vehicles
- Large elevated rear terrace with covered seating area
- Sweeping lawns and mature boundary planting
- Walking distance of Ivyleaf Golf Course
- Peaceful rural setting within short reach of Bude and beaches
- Ideal for lifestyle buyers, smallholders, or those wanting land with a view
- EPC: D
- Council Tax Band: E



Occupying a stunning elevated position on Ivyleaf Hill and enjoying some of the most impressive countryside views in the area, Oak Lea Dale is a wonderfully versatile 3-bedroom detached residence set within approximately 11.3 acres of pasture and woodland. With panoramic outlooks stretching over the valley and towards Brown Willy and Rough Tor, the property offers an exceptional lifestyle opportunity in a peaceful rural setting, yet remains only a short drive from Bude, its beaches, and local amenities.

The accommodation is light and spacious throughout, with the ground floor comprising a generous open-plan living and dining space enjoying superb views, a well-appointed kitchen with walk-in pantry, a useful utility room, ground-floor cloakroom, and a spacious entrance hall. Upstairs, three well-proportioned bedrooms are served by a centrally positioned shower room, with the principal bedroom benefiting from dual-aspect windows framing far-reaching countryside vistas.

The attached garage has been thoughtfully divided to create a utility area, still leaving practical storage or workshop space. The overall layout lends itself well to those seeking a comfortable family home, a relocation property with land, or a smallholding with genuine potential.

Well maintained, and surrounded by spectacular countryside, Oak Lea Dale presents a rare chance to acquire a home in one of North Cornwall's most sought-after rural hamlets.

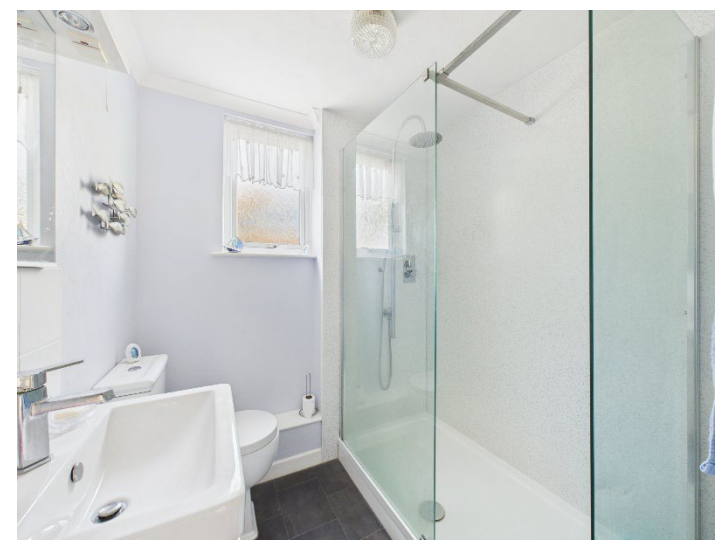


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The property enjoys an elevated position in a peaceful rural setting lying close to the North Cornish coastline and with easy access to Ivyleaf Golf Course. The residence is only a short distance away from the popular coastal town of Bude, being famed for its many nearby areas of outstanding natural beauty and popular sandy bathing beaches providing ample water sports and leisure activities. The town also supports a useful and extensive range of shopping, schooling and recreational facilities. 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 and provides a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.



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Property Description

Entrance Porch - 6'1" x 2'4" (1.85m x 0.7m)

Entrance Hall - 11'3" x 9'8" (3.43m x 2.95m)

WC - 5'7" x 2'8" (1.7m x 0.81m)

Living Room - 21'8" x 11'9" (6.6m x 3.58m)

Dining Area - 10'4" x 9'11" (3.15m x 3.02m)

Kitchen - 15'11" x 9'9" (4.85m x 2.97m)

Inner Hall - 8'5" x 5'4" (2.57m x 1.63m)

Utility Room - 9'9" x 7'10" (2.97m x 2.4m)

First Floor Landing - 9'10" x 3'1" (3m x 0.94m)

Bedroom 1 - 18'5" x 11'9" (5.61m x 3.58m)

Bedroom 2 - 15'9" x 9'10" (4.8m x 3m)

Bedroom 3 - 9'10" x 7'6" (3m x 2.29m)

Shower Room - 9'2" x 6'4" (2.8m x 1.93m)

Outside - Oaklea Dale is approached via a wide gravelled in and out driveway offering extensive parking for multiple vehicles, motorhomes, trailers or machinery — ideal for those running hobbies or smallholding activities from home. Established hedging and mature planting provide privacy as you enter the grounds, opening into sweeping lawned areas that wrap around the house.

To the rear, a broad elevated terrace runs the full width of the property, complete with covered seating area — perfectly positioned to enjoy the breath-taking panoramic outlook across the valley towards Brown Willy, Rough Tor, and miles of rolling countryside. This terrace creates a superb outdoor living and entertaining space, with steps leading down onto the main garden.

The land extends to approximately 11.3 acres, comprising a mixture of gently sloping pasture, steeper grazing land and pockets of established woodland, eventually leading down to the River Strat. The variety of terrain offers excellent potential for small livestock, wildlife habitat, walking, conservation or simply enjoying your own private countryside retreat.

A further highlight is the direct access to nearby walking routes and its proximity to Ivyleaf Golf Course, located within comfortable walking distance.

The combination of sizeable acreage, exceptional views, and outside space makes Oaklea Dale especially appealing to those seeking land with lifestyle flexibility in a peaceful yet accessible position.

Garage - 12'10" x 9'11" (3.9m x 3.02m)

Services - Mains electric, mains water, oil fired central heating. Private drainage via septic tank in field.

EPC - Rating TBC

Council Tax - Band E

Agents Note - We are advised that land opposite the property (Ivyleaf Cottage, Ivyleaf Hill) has been the subject of planning applications relating to the construction of five detached dwellings. This includes the original approval (**PA21/09920**) and a subsequent application to vary Condition 2 of that permission (**PA25/03108**). Prospective purchasers are encouraged to review full details via Cornwall Council's online planning portal as part of their due diligence.

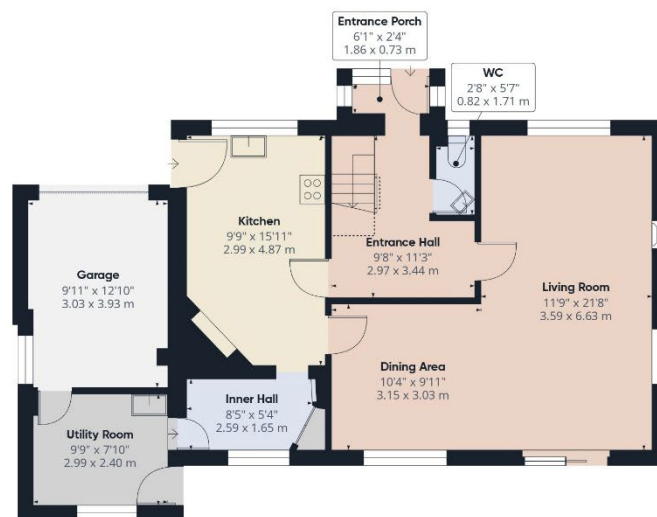
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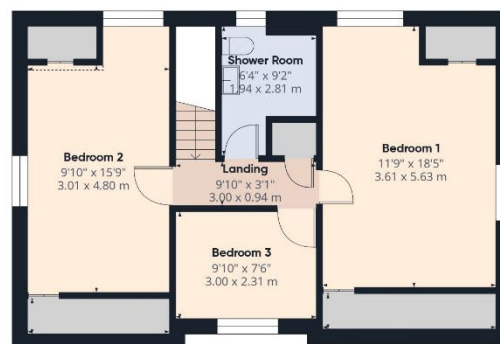
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Floorplan

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Floor 0



Floor 1

Approximate total area⁽¹⁾

1512 ft²
140.8 m²

Reduced headroom

42 ft²
3.9 m²

(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.

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Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford. Continue for approximately 2 miles and after passing the Bush Meadows on the left hand side take the right hand turning into Ivyleaf Hill signposted Ivyleaf Golf Course. Continue for approximately 1/4 mile whereupon the for sale board will be found on the right hand side and the access leading into Oak Lea Dale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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