



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Winslade  
Cleavelands  
Bude  
Cornwall  
EX23 8AB

**Asking Price: £575,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



- Substantial detached family home
- Generous plot extending to approximately 0.21 acres
- Two off-road parking areas including gated frontage parking
- Detached double garage
- Three large double bedrooms
- Spacious lounge/dining room
- Kitchen/breakfast room with adjoining utility
- Sunroom overlooking the garden
- Ground floor WC
- Popular and convenient residential location close to Bude
- EPC: D
- Council Tax Band: E



Situated within the sought-after residential area of Cleavelands, on the outskirts of Bude, Winslade is a substantial and well-proportioned 3-bedroom detached family home, occupying a generous plot of approximately 0.21 acres and offering excellent space both inside and out.

The property is approached via a private driveway leading to a detached double garage, while a separate gated entrance on the front elevation provides an additional off-road parking area, ideal for multiple vehicles, a boat, or trailer. Internally, the accommodation is arranged over two floors and offers a versatile layout ideal for family living. The ground floor features a spacious lounge/dining room enjoying good natural light and garden views, alongside a well-sized kitchen/breakfast room with adjoining utility room. A sunroom provides an additional reception space, enjoying a pleasant outlook over the garden and creating an ideal spot for relaxation or entertaining. There is also a ground floor WC and a further flexible room currently used as a gym/hobbies room.



To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom, together with a family bathroom and separate WC. The layout provides excellent scope for modern family requirements, with potential for further reconfiguration or updating if desired.

Externally, the gardens are a real feature of the property, predominantly laid to lawn and offering a high degree of privacy. The size of the plot provides ample space for outdoor entertaining, gardening, or future landscaping opportunities, subject to any necessary consents. The detached double garage further enhances the practicality of the home, making it well suited to families or buyers seeking space both internally and externally.

Winslade is conveniently positioned for access to Bude's town centre, schools, beaches, and amenities, while also enjoying a quieter residential setting.



The property is situated in a convenient and popular residential area within a short distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged north Cornish coastline with its three local sandy bathing beaches which provide a whole host of water sports and leisure activities, together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies some ten miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



# Property Description

**Entrance Porch** - 5'10" x 5'10" (1.78m x 1.78m)

**Entrance Hall** - 16'4" x 4'11" (4.98m x 1.5m)

**Lounge/Dining Room** - 25'8" x 13' (7.82m x 3.96m)

**Kitchen/Breakfast Room** - 17'6" x 14'5" (5.33m x 4.4m)

**Sunroom** - 14' x 11'3" (4.27m x 3.43m)

**Utility Room** - 9'3" x 6'11" (2.82m x 2.1m)

**Inner Hall/Rear Porch** - 17'11" x 3'2" (5.46m x 0.97m)

**Gym/Hobbies Room** - 14'6" x 9'8" (4.42m x 2.95m)

**WC** - 5'8" x 3'1" (1.73m x 0.94m)

**First Floor Landing**

**Bedroom 1** - 15'6" x 11'3" (4.72m x 3.43m)

**Ensuite WC** - 5'4" x 5'1" (1.63m x 1.55m)

**Bedroom 2** - 14'7" x 13' (4.45m x 3.96m)

**Bedroom 3** - 14'7" x 10'6" (4.45m x 3.2m)

**Bathroom** - 9'3" x 8'5" (2.82m x 2.57m)

**Outside** - The property occupies a generous plot of approximately 0.21 acres, with gardens extending predominantly to lawn and offering excellent privacy. A paved pathway leads through the garden, with established boundaries providing a pleasant and sheltered outdoor environment.

A detached double garage is complemented by a private driveway, while a second gated entrance along the road frontage provides further off-road parking, offering excellent flexibility for families with multiple vehicles or visitors.

**Double Garage** - 19'6" x 18'6" (5.94m x 5.64m)

**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.

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

**EPC** - Rating D

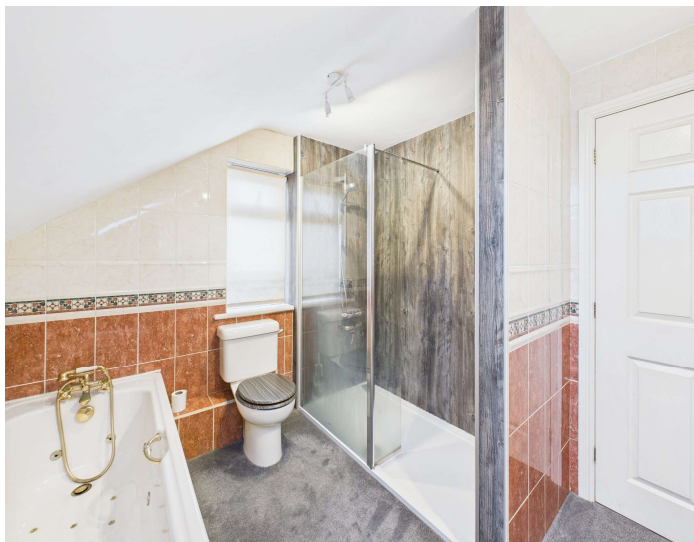
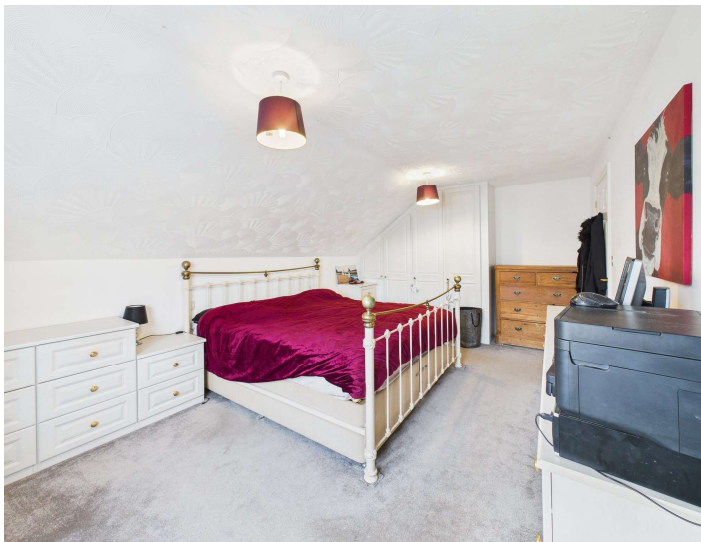
**Council Tax** - Band E

# Floorplan

## Changing Lifestyles



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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.

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.

## Directions

Proceed out of Bude town centre towards Stratton passing the petrol station on the left hand side follow this road around the left hand bend, continue up the hill into Stratton Road whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed just next to the entrance into Cleavelands.

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

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Bude  
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EX23 8BB  
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Email: [bude@bopproperty.com](mailto:bude@bopproperty.com)

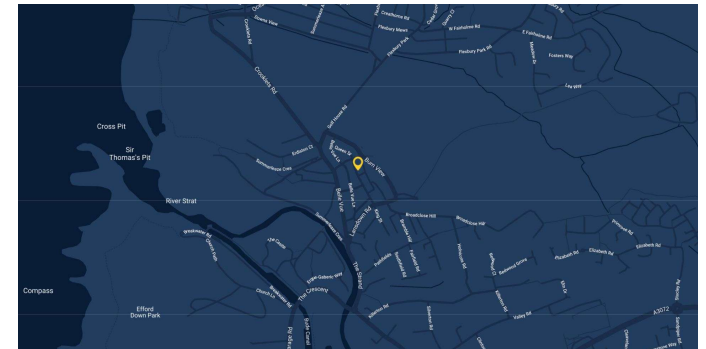
Have a property to sell or let?

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.

Please do not hesitate to contact  
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