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Changing Lifestyles

Haven View
Millook
Bude
Cornwall
EX23 0DQ

Asking Price: £1,100,000 Freehold



Changing Lifestyles

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Haven View, Millook, Bude, Cornwall, EX23 0DQ



- Exceptional oak-framed detached coastal home
- Panoramic sea, coastline and countryside views
- Impressive open-plan kitchen, dining and living space
- Principal bedroom suite with balcony and luxury en-suite
- Two further en-suite bedrooms
- Study / music room and versatile hobbies room
- Detached studio ideal for home office or creative use
- Landscaped gardens with composite decking
- Sunken hot tub and multiple terrace areas
- Ample parking plus additional gated off-road parking
- Situated within an Area of Outstanding Natural Beauty
- EPC: C
- Council Tax Band: G



Set in an elevated position above the dramatic coastline of Millook, Haven View is a striking 3 bedroom (3 ensuite) oak-framed residence enjoying breath-taking, far-reaching views across open countryside and out to sea along the North Cornish coast, taking in Millook Haven, Widemouth Bay and beyond. Situated within an Area of Outstanding Natural Beauty, the property offers a rare combination of architectural interest, generous living space and an exceptional coastal setting.

Built by the current owners in 2012, the property has been thoughtfully designed to make the most of its outlook, with expansive glazing, vaulted ceilings and exposed oak beams creating light-filled, characterful interiors throughout. Underfloor heating runs across the ground floor beneath elegant tiled flooring, providing both comfort and practicality.

The accommodation is centred around an impressive open-plan kitchen, dining and living space which forms the heart of the home. The bespoke kitchen is well appointed with quality appliances, generous work surfaces and a striking feature island, while the dining and living areas are perfectly positioned to enjoy the views. Bi-fold doors open directly onto the rear terraces, creating a seamless connection between inside and out.

To one end of the property is a versatile additional reception room, currently used as a hobbies and craft space, complete with its own shower room and doors opening onto the decking – ideal for use as a guest suite, annexe-style accommodation or home working space. A further study/music room provides excellent flexibility, alongside a practical utility room.

A beautiful oak staircase rises to a galleried landing with a full-height apex window framing the coastal views. The principal bedroom suite is a particular highlight, enjoying a private balcony, dressing area and a luxurious en-suite bathroom with freestanding bath and walk-in shower. Two further bedrooms are both well-proportioned and benefit from their own en-suite facilities, one also enjoying a Juliet balcony with panoramic views.

The residence is approached via a shared driveway leading to a generous parking area, with an additional gated entrance along the road providing further off-road parking. The beautifully landscaped, south-facing gardens have been thoughtfully designed to maximise the superb coastal outlook, featuring level lawns, established planting and a combination of paved terraces and low-maintenance composite decking, ideal for outdoor dining and entertaining. A detached studio offers excellent versatility as a hobbies room, home office or creative space, completing this exceptional coastal setting.



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Millook is a small and unspoilt coastal hamlet set along one of North Cornwall's most dramatic stretches of coastline, renowned for its rugged cliffs, scenic walks and beautiful beaches. The South West coastal footpath is located only a stones throw away and provides spectacular cliff-side walks with some of the finest maritime views in the country. Closeby areas of interest are the picturesque village of Crackington Haven and the harbour village of Boscastle. The coastal resort of Bude is some 4.5 miles and offers a excellent range of Shops, Schools, Professional Services and Leisure Amenities. For those wishing to travel further afield, the A39/North Devon Link Road connects to the M5 near Tiverton. Cornwall Newquay airport is 36 miles and Exeter airport approx 64 miles.



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Property Description

Entrance Hall - 13'11" x 5'3" (4.24m x 1.6m)

Utility Room - 7'5" x 5'9" (2.26m x 1.75m)

Open Plan Kitchen/Dining/Living Room - 44'2" x 22'5" (13.46m x 6.83m)

Study/Music Room - 13'10" x 9'6" (4.22m x 2.9m)

Bedroom 3 - 11'4" x 10'3" (3.45m x 3.12m)

Ensuite - 10'2" x 3'3" (3.1m x 1m)

Hobbies Room - 11'2" x 9'8" (3.4m x 2.95m)

First Floor Landing

Bedroom 1 - 26'8" x 17'5" (8.13m x 5.3m)
Walk in wardrobe area.

Balcony - 5' x 4'3" (1.52m x 1.3m)

Ensuite Bathroom - 11'5" x 9'2" (3.48m x 2.8m)

Bedroom 2 - 15'11" x 10'10" (4.85m x 3.3m)
Freestanding roll top bath. Double doors to Juliet Balcony.

Ensuite - 7'8" x 6'9" (2.34m x 2.06m)

Outside - Outside, the property is approached via a shared driveway with the neighbouring cottage, leading to a generous paved parking area. In addition, a further gated entrance on the front elevation provides extra off-road parking running alongside the road.

The gardens are a true feature of Haven View, having been carefully landscaped to create a private and tranquil setting while maximising the outlook. Areas of level lawn are bordered by established planting, with paved sandstone terraces and low-maintenance composite decking providing ideal spaces for entertaining and relaxation. A sunken hot tub enjoys a particularly private position, while steps lead down to a lower deck and a detached timber studio.

The studio, offers excellent potential as a hobbies room, gym or home office, with power, light and an attractive outlook over the garden — ideal for modern flexible living.

Studio/Store Room - 11'2" x 10'3" (3.4m x 3.12m)

Plant Room - 8'10" x 4'10" (2.7m x 1.47m)

Services - Mains electricity, air source heat pump, private water supply (borehole), private drainage, Calor gas (for hob).

EPC - Rating C

Council Tax - Band G

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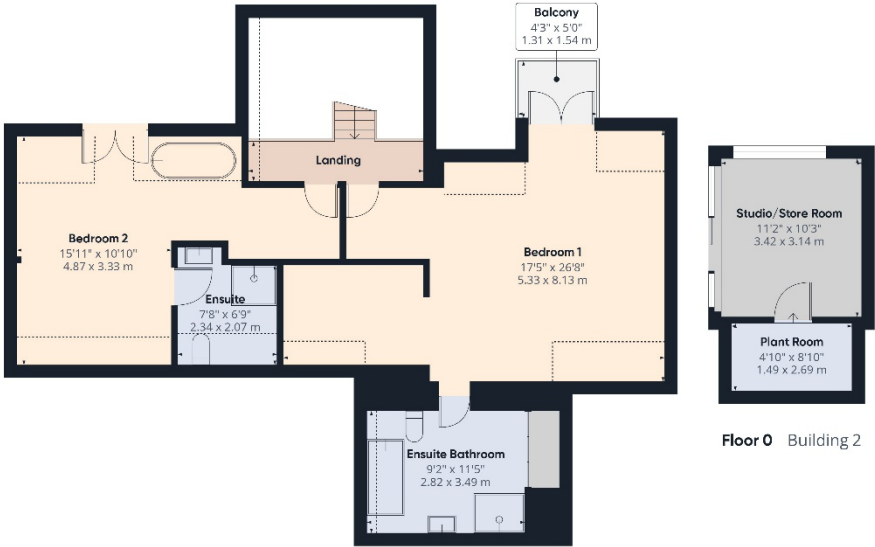


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Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

Approximate total area ⁽¹⁾
2496 ft ²
231.9 m ²
Balconies and terraces
22 ft ²
2 m ²
Reduced headroom
173 ft ²
16.1 m ²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions

From the A39 at Wainhouse Corner, take the coast road towards Millook. Continue for approximately 3 miles, passing over the brow of the hill overlooking Millook Bay. Haven View will be found on the right-hand side, approached via a shared driveway.

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