



Bond
Oxborough
Phillips

Changing Lifestyles

Sea-Breeze
14b Lundy Drive
Crackington Haven
Bude
Cornwall
EX23 0PA

Asking Price: £425,000

Freehold



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01288 355 066
bude@boproperty.com

Sea-Breeze, 14b Lundy Drive, Crackington Haven, Bude, Cornwall, EX23 0PA



- BRAND NEW DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS (PRINCIPAL WITH ENSUITE)
- IMPRESSIVE OPEN PLAN LIVING / DINING ROOM
- CONTEMPORARY KITCHEN WITH CENTRAL ISLAND
- SEPARATE UTILITY ROOM
- INTEGRAL GARAGE
- BRICK PAVED DRIVEWAY PROVIDING AMPLE PARKING
- REAR COMPOSITE DECKING
- GENEROUS REAR GARDEN
- EPC RATING A.



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An exciting opportunity to acquire a beautifully designed brand new three-bedroom detached home set within the highly desirable coastal village of Crackington Haven. Sea-Breeze combines contemporary styling, high-specification finishes and an impressive A-rated energy efficiency, creating a superb home suited to modern family living or an exceptional coastal retreat.

The property is entered via a welcoming entrance hall, featuring an attractive oak and glass staircase rising to the first floor and a convenient ground floor WC positioned just off the hall.

To the rear of the home lies a superb open-plan kitchen and living/dining space, thoughtfully designed as the heart of the home. The kitchen area is well-proportioned and overlooks the rear garden, complete with integrated dishwasher and fridge freezer. French doors open directly from the kitchen, while the spacious living/dining area benefits from impressive triple bi-fold doors, creating a seamless connection to the outside and allowing natural light to flood the room.

A separate utility room is accessed from the kitchen and provides additional storage and laundry space, with internal access through to the integral garage. The garage benefits from an electric remote-controlled door, offering secure parking or useful additional storage.

Underfloor heating runs throughout the ground floor, complemented by stylish LVT flooring, which continues into the ensuite and family bathroom upstairs for a cohesive and contemporary finish. Oak engineered internal doors are fitted throughout.

Upstairs, the sense of space continues. All three bedrooms are generous doubles, the principal bedroom enjoys a walk-in dressing area and en-suite shower room, while bedrooms two and three are served by a well-appointed family bathroom.

Built with sustainability in mind, Sea-Breeze benefits from an air source heat pump and solar panels, contributing to its excellent A energy rating and helping to reduce ongoing running costs.

Externally, to the front, a smart brick-paved driveway provides off-road parking for approximately three vehicles. To the rear lies a large enclosed garden, offering excellent potential for landscaping, entertaining or relaxed coastal living.

Situated within easy reach of Crackington Haven's dramatic coastline, beach and surrounding countryside walks, Sea-Breeze offers the perfect blend of modern efficiency and North Cornwall lifestyle. EPC Rating: A. Council Tax Band: TBA

Sea-Breeze enjoys a most convenient location within walking distance of the community run village shop and a short distance drive from the beach. Crackington Haven is set amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude is some 10 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18 hole golf course and fully equipped leisure centre etc. The property lies less than a mile away from the rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks etc. The town of Launceston being Cornwall's ancient capital is some 15 miles and provides convenient access to the A30 dual carriageway which connects in turn to the Cathedral City of Exeter with its airport and city railway network and motorway links etc.

Entrance Hall - 10' x 6'10" (3.05m x 2.08m)

WC - 3'4" x 5'4" (1.02m x 1.63m)

Kitchen Area - 12'4" x 12'11" (3.76m x 3.94m)

Living/Dining Area - 22'11" x 12'7" (6.99m x 3.84m)

Utility Room - 4'6" x 9'5" (1.37m x 2.87m)

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First Floor Landing

Bedroom 1 - 12'4" x 16' (3.76m x 4.88m)

Ensuite - 9'2" x 6' (2.8m x 1.83m)

Bedroom 2 - 12'4" x 12'11" (3.76m x 3.94m)

Bedroom 3 - 10'1" x 12'7" (3.07m x 3.84m)

Bathroom - 10'1" x 9'5" (3.07m x 2.87m)

Garage - 17'5" x 9'2" (5.3m x 2.8m)

Services - Mains electric, water and drainage. Air source heat pump. 3.72kwh Solar Panels with 5.76kwh battery system.

Outside - Extensive rear garden and brick driveway providing ample off road parking.

Agents note - The property will be sold with a 6 year Professional Consultants certificate. The front garden will be turfed and the rear garden will be seeded.

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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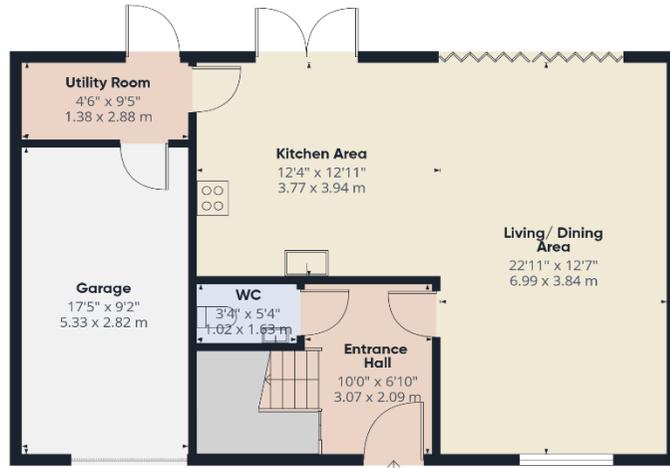


Have a property to sell or let?

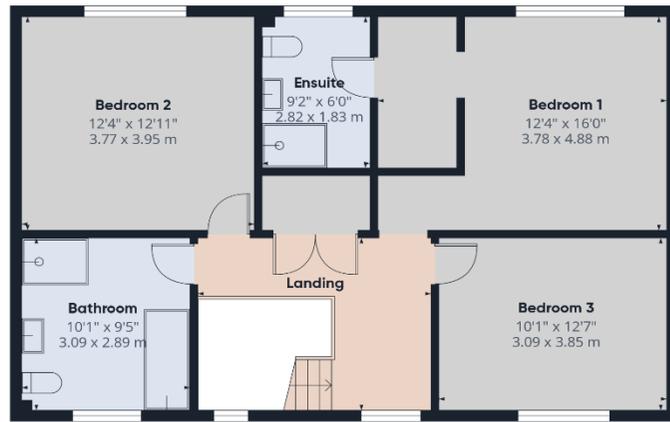
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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



Approximate total area⁽¹⁾
1532 ft²
142.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the petrol station on the left hand side. upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 2½ miles into Higher Crackington, continue past the stores on the left hand side and after approximately 200 yards take the right hand turning into Church Park Road. Take the next left hand turning into Lundy Drive, continue along this road and Sea-Breeze will be found on the right hand side with a Bond Oxborough Phillips board clearly displayed.

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