



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

95 Kings Hill  
Bude  
Cornwall  
EX23 8QL

**Asking Price: £625,000 Freehold**



Changing Lifestyles

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- Substantial Detached Characterful Home
- Over 3,700 sq ft of versatile accommodation
- Four generous double bedrooms
- Four well-proportioned reception rooms
- Extensive full-height cellar with power and light
- Substantial attic room with coastal glimpses
- Large private, mature gardens with pond and vegetable area
- Detached double carport and ample off-road parking
- EPC: E
- Council Tax Band: E



An imposing and characterful 4 reception, 4 bedroom (1 ensuite) detached residence dating from 1915, set within large private gardens approaching 0.4 acres and offering over 3,700 sq ft of versatile accommodation, all positioned within the highly regarded Kings Hill area of Bude. Set back from the road and approached via a driveway, this brick-built home combines the generous proportions and elegance of its era with thoughtful modern improvements, creating a substantial yet comfortable family home within easy reach of the town centre and beaches.

The property is entered via a spacious entrance porch leading into a welcoming reception hall with staircase rising to the first floor and a further staircase descending to the extensive full-height cellar. This highly practical space, complete with power and light, offers excellent storage, workshop potential or scope for a variety of uses subject to individual requirements. The ground floor accommodation is particularly impressive, with four well-proportioned reception rooms providing exceptional flexibility. The principal lounge enjoys a large bay window, attractive cornicing and a feature fireplace, creating a bright and elegant space for both formal entertaining and everyday living. A second reception room mirrors these proportions and charm, while the dining room, also with bay window, features French doors opening onto a paved terrace — ideal for alfresco dining and enjoying the garden outlook.

The contemporary kitchen is fitted with a range of base and wall units complemented by granite work surfaces, a stainless steel Belfast sink, inset electric hob with gas wok burner, integrated oven, microwave and dishwasher, alongside a characterful solid fuel Rayburn. From here, the accommodation flows into a striking conservatory — a superb garden room with high glazing that floods the space with natural light and provides direct access to both the rear garden and front courtyard, forming a wonderful social hub within the home. A utility room and ground floor shower room further enhance practicality and offer potential for ancillary accommodation if desired. To the first floor are four generous double bedrooms, two benefiting from large bay windows. The principal bedroom enjoys the advantage of an en suite shower room, while the remaining bedrooms are served by an impressive family bathroom featuring a freestanding bath, double shower and underfloor electric heating. From the landing, a staircase rises to a substantial attic room with power, light and Velux windows enjoying distant coastal glimpses, ideal as a home office, studio or hobbies room.

Externally, the property is approached via a driveway shared with one neighbouring property, leading to five-bar gates and a generous parking area for several vehicles together with a detached double carport. The gardens are a particular feature offering a high degree of privacy. To the rear there are lawned areas, a wildlife pond, enclosed vegetable garden and a range of useful outbuildings, all framed by mature shrubs and trees that provide year-round colour and seclusion.

A rare opportunity to acquire a substantial and elegant period home in one of Bude's most desirable residential settings, offering space, character and versatility in equal measure.



The property enjoys a convenient situation lying only a short walk from the canal with the popular Electric Bakery lying en route and approximately a 15 minute walk from the beach and the centre of this popular coastal town. Bude supports a comprehensive range of shopping, schooling and recreational facilities, together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.



# Property Description

**Entrance Porch** - 15'10" x 6' (4.83m x 1.83m)

**Entrance Hall** - 11'11" x 4'3" (3.63m x 1.3m)

**Study** - 11'6" x 8'3" (3.5m x 2.51m)

**Living Room** - 16'9" x 11'11" (5.1m x 3.63m)

**Sitting Room** - 16'9" x 12'4" (5.1m x 3.76m)

**Snug** - 13'3" x 10' (4.04m x 3.05m)

**Kitchen** - 15'3" x 10'1" (4.65m x 3.07m)

**Sun Room/Dining Area** - 19'9" x 17'6" (6.02m x 5.33m)

**Shower Room** - 8'5" x 4'6" (2.57m x 1.37m)

**Gym/Hobbies Room** - 13'11" x 10'9" (4.24m x 3.28m)

**Cellar**

**First Floor Landing**

**Bedroom 1** - 16'10" x 12'7" (5.13m x 3.84m)

**Bedroom 2** - 12'4" x 11'8" (3.76m x 3.56m)

**Bedroom 3** - 11'2" x 10'2" (3.4m x 3.1m)

**Ensuite Shower Room** - 6'9" x 5'7" (2.06m x 1.7m)

**Bedroom 4** - 16'5" x 7'8" (5m x 2.34m)

**Family Bathroom** - 10'2" x 9'3" (3.1m x 2.82m)

**Loft Room** - 25'7" x 18'3" (7.8m x 5.56m)

**Outside** - The property is set back from Kings Hill and approached via a driveway shared with one neighbouring property, leading to five-bar gates which open onto a generous gravelled parking area providing ample space for multiple vehicles. A detached double carport offers further covered parking or useful storage.

To the front, an attractive raised terrace and paved pathway lead to the entrance porch, creating a welcoming approach framed by established planting. The driveway continues around to the side of the property, allowing convenient level access to the rear garden.

The rear gardens are a particularly impressive feature, enjoying a high degree of privacy and maturity. Predominantly laid to lawn, the grounds are interspersed with well-established shrubs and trees providing colour and interest throughout the seasons. A wildlife pond adds to the tranquil setting, while an enclosed vegetable garden

**Outside Cont'd**

offers practicality for those seeking a more self-sufficient lifestyle. A range of useful outbuildings further enhances the versatility of the outside space, making it ideal for families, keen gardeners or those requiring additional storage or hobby areas.

Overall, the grounds provide a wonderful balance of privacy, usability and established landscaping, all within close proximity to Bude town centre and its beaches.

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

**EPC** - Rating E.

**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.



Floor -1

Floor 0



Floor 1

Floor 2



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

3709 ft<sup>2</sup>

344.6 m<sup>2</sup>

**Reduced headroom**

452 ft<sup>2</sup>

42 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 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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## Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road and turn right into Kings Hill opposite the petrol station, follow the road up the hill whereupon the shared driveway leading to 95 Kings Hill will be found on your left hand side.

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

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