



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Willow House  
Cleavelands  
Bude  
Cornwall  
EX23 8AB

**Nearing Completion**  
**Asking Price: £725,000 Freehold**



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01288 355 066  
bude@boproperty.com

## Willow House, Cleavelands, Bude, Cornwall, EX23 8AB



- Brand new detached residence
- 4 bedrooms (2 en-suite)
- Study/5th bedroom on the ground floor
- Bespoke oak staircase with glass balustrade
- Living room with bi-fold doors to rear garden
- Open plan kitchen/dining room with bi-fold doors
- Utility room and downstairs WC
- Contemporary family bathroom
- Integral garage and driveway parking
- Enclosed rear garden with patio area
- High specification finish throughout
- Sought-after location on the outskirts of Bude



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.



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# Internal Description

An exciting opportunity to acquire this nearing completion, brand new 4/5 bedroom (2 en-suite) detached residence, forming part of the exclusive Cleavelands development, situated on the outskirts of the highly sought-after coastal town of Bude.

The property offers spacious and well-balanced accommodation throughout, designed with modern living in mind whilst incorporating attractive natural materials including Cedar cladding and stone elevations. Upon entering, a welcoming entrance hall features a useful storage cupboard and a striking bespoke oak staircase with glass balustrade, creating an immediate sense of quality and style.

The ground floor further comprises a generous living room with bi-fold doors opening onto the rear garden, alongside a superb open plan kitchen/dining space also benefitting from bi-fold doors, providing a seamless indoor/outdoor flow ideal for both everyday living and entertaining. In addition, there is a versatile study/5th bedroom, ideal for home working or guest accommodation, along with a useful utility room and a downstairs WC completing the ground floor.

On the first floor, the property features four well-proportioned bedrooms, with two benefiting from en-suite shower rooms, alongside a contemporary family bathroom serving the remaining bedrooms. The landing also benefits from a further storage cupboard.

Externally, the property enjoys a generous driveway providing ample off-road parking and access to an integral garage. The gardens are laid to lawn with a patio seating area, offering a great space to enjoy the peaceful surroundings.

The property benefits from a high specification finish throughout and is ideally suited as a comfortable family home or investment purchase, conveniently located within easy reach of Bude town centre, local schools, and the North Cornish coastline. Further benefits include an air source heat pump, MVHR ventilation system, and photovoltaic solar panels with battery storage.

**Entrance Hall** - 17'3" x 10'10" (5.26m x 3.3m)

**Kitchen / Dining Area / Lounge** - 43'5" x 18'10" (13.23m x 5.74m)

**Study / Bedroom 5** - 8'4" x 7'10" (2.54m x 2.4m)

**Utility Room** - 8'1" x 6'6" (2.46m x 1.98m)

**WC** - 3'10" x 7'10" (1.17m x 2.4m)

**Garage** - 17'2" x 12'6" (5.23m x 3.8m)

**First Floor Landing** - 15'3" x 14'7" (4.65m x 4.45m)

## Changing Lifestyles

**Bedroom 1** - 14'9" x 16'5" (4.5m x 5m)

**En-Suite** - 5'6" x 11'4" (1.68m x 3.45m)

**Bedroom 2** - 12'11" x 12'7" (3.94m x 3.84m)

**En-Suite** - 3'10" x 12'6" (1.17m x 3.8m)

**Bedroom 3** - 11'7" x 15'1" (3.53m x 4.6m)

**Bedroom 4** - 10'3" x 18'11" (3.12m x 5.77m)

**Family Bathroom** - 12'8" x 7'11" (3.86m x 2.41m)

**EPC Rating** - EPC rating to be confirmed, however it is anticipated the property will achieve an A rating upon completion of the assessment.

**Council Tax Band** - TBC

**Services** -

Mains electric, water and drainage. The property benefits from an air source heat pump, MVHR ventilation system, and photovoltaic solar panels with battery storage.

**Outside** - The property is approached via a newly laid driveway providing ample off-road parking and access to the integral garage, with an attractive frontage incorporating areas of lawn enhancing the kerb appeal.

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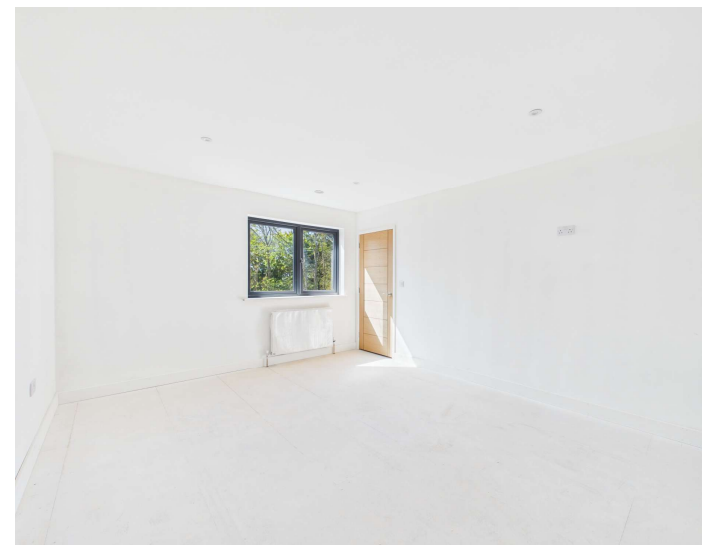
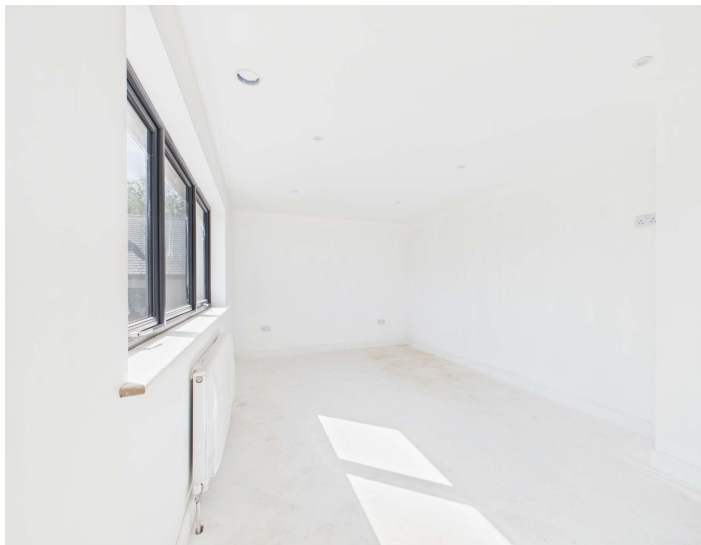
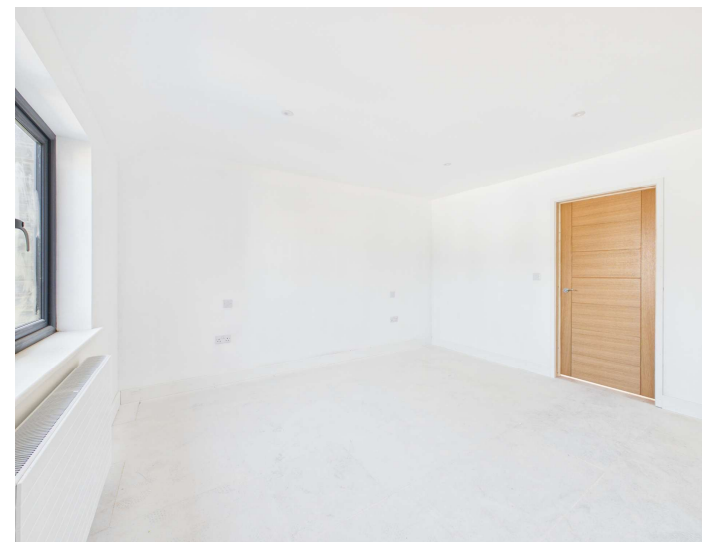
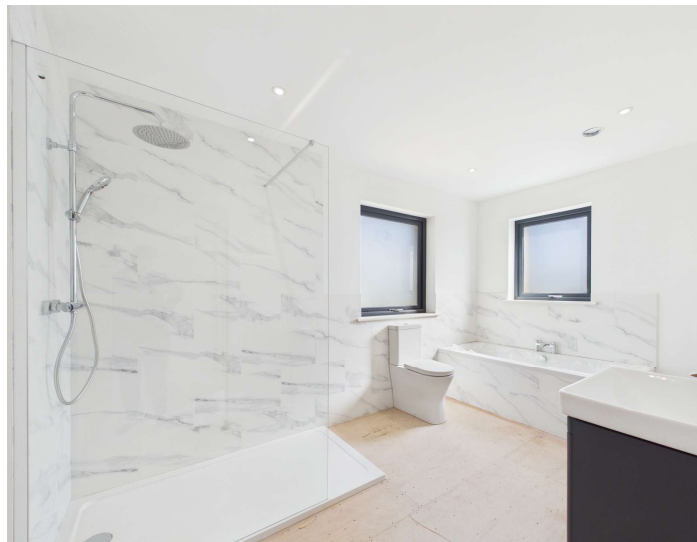
To the rear, the garden is laid predominantly to lawn with a paved patio area adjoining the property, perfectly positioned to take full advantage of the open plan living space, ideal for outdoor dining and entertaining. The garden offers a safe and enclosed environment, well suited to families and pets, whilst enjoying a pleasant and peaceful setting.

The outside space provides a blank canvas for landscaping, allowing prospective purchasers to personalise to their own tastes, whilst benefiting from a manageable and functional layout.

**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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Approximate total area<sup>(n)</sup>  
 2458 ft<sup>2</sup>  
 228.3 m<sup>2</sup>

### Directions

From Bude Town Centre proceed out of the town towards Stratton and after passing the comprehensive school on the left hand side, take the right hand turning into Cleavelands. Continue along the access drive, bearing right at the fork, and proceed for approximately 150 yards whereupon Willow House will be located on your left hand side.

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.

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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?

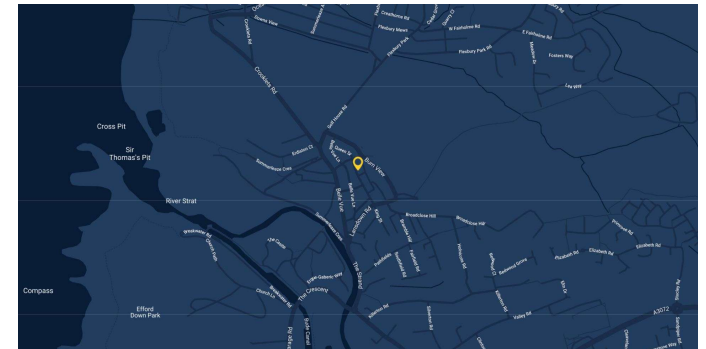
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

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