



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Downs View  
Bude  
Cornwall  
EX23 8RF

**Asking Price: £799,950 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

## 3 Downs View, Bude, Cornwall, EX23 8RF



- Substantial detached residence extending to over 3,000 sq ft
- Five bedrooms arranged over multiple floors
- Stunning open-plan kitchen/dining/living space
- High-quality modern fittings throughout
- Multiple reception rooms offering flexible living
- Lower ground floor hobbies room/gym space
- Potential for annexe or home working (subject to requirements)
- Entrance drive with off-road parking
- Detached garage
- Low maintenance rear garden with patio areas
- Sought-after residential location within Bude
- EPC: D
- Council Tax Band: D



An exceptional opportunity to acquire this impressive and extensively appointed detached residence, offering over 3,000 sq ft of versatile accommodation arranged across multiple levels.

The property has been thoughtfully improved by the current owners to create a stylish and contemporary home, perfectly suited to modern family living. A particular highlight is the stunning open-plan kitchen/dining/living space, featuring high-quality fitted units, a central island and a sleek, modern finish—ideal for both everyday living and entertaining.

The accommodation is both spacious and flexible, comprising multiple reception rooms, five well-proportioned bedrooms and beautifully appointed bath and shower facilities, including a luxurious principal bathroom. The lower ground floor was previously used as a separate flat and still has a separate council tax band at present, currently utilised as a hobbies/games area and gym, offering potential for a variety of uses including a home office, studio or annexe (subject to requirements).

Externally, the property is approached via an entrance drive providing off-road parking and access to a detached garage. To the rear, the garden has been designed with ease of maintenance in mind, being predominantly laid to lawn with patio areas ideal for outdoor dining and entertaining. Situated within a sought-after residential area of Bude, the property offers convenient access to local amenities, schools and the stunning North Cornish coastline.

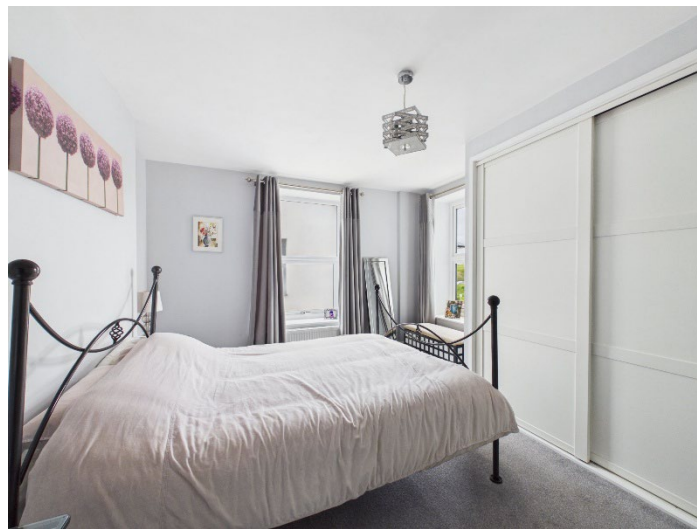


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The property lies only a short walk from the sandy surfing beach at Crooklets which also gives access to the coastal paths. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including 18 hole golf course, tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sport complex with adjacent bowling arena, in addition to the popular sandy beaches with dramatic heritage coastline. Good proximity to the main A39 road gives easy access to other towns, villages and places of interest including the adjacent and historic village of Stratton. Stratton now offers a variety of daily facilities including hospital and medical centre. Railway links are also available at Okehampton and Bodmin.



# Property Description

## Ground Floor

**Entrance Porch** - 4'4" x 6'7" (1.32m x 2m)

**Entrance Hall** - 10'6" x 19'6" (3.2m x 5.94m)

**Living Room** - 14'6" x 19'11" (4.42m x 6.07m)

**Dining Room** - 14'5" x 12'1" (4.4m x 3.68m)

**WC** - 3' x 7'3" (0.91m x 2.2m)

**Kitchen/Breakfast Room** - 20'11" x 14'11" (6.38m x 4.55m)

**Utility Room** - 15'6" x 8'8" (4.72m x 2.64m)

## First Floor Landing

**Bedroom 1** - 17'11" x 14'9" (5.46m x 4.5m)

**Ensuite** - 7'1" x 6'4" (2.16m x 1.93m)

**Bedroom 2** - 14'9" x 11'10" (4.5m x 3.6m)

**Bedroom 3** - 14'9" x 9'11" (4.5m x 3.02m)

**Family Bathroom** - 12'1" x 11'6" (3.68m x 3.5m)

## Second Floor Landing

**Bedroom 4** - 14'9" x 12'11" (4.5m x 3.94m)

**Bedroom 5** - 14'9" x 8'9" (4.5m x 2.67m)

**Shower Room** - 7'2" x 6'6" (2.18m x 1.98m)

**Lower Ground Floor** - Potential to be used as a ground floor apartment with a separate council tax band (Band A) already set in place.

**Rear Porch** - 4'5" x 6'1" (1.35m x 1.85m)

**Utility Area** - 10'3" x 8'8" (3.12m x 2.64m)

**Hobbies Room** - 24'1" x 15'1" (7.34m x 4.6m)

**Bathroom** - 10'7" x 4'10" (3.23m x 1.47m)

**Gym** - 14'5" x 10'11" (4.4m x 3.33m)

**Outside** - To the front, the property is approached via a block paved driveway providing off road parking and access to the garage, with an attractive low maintenance front garden laid to lawn and bordered by gravelled planting areas.

A gated rear access leads through to the rear garden, which is fully enclosed and enjoys a sunny aspect. The garden is mainly laid to lawn, with a paved seating area

**Outside Cont'd** -providing an ideal space for outdoor dining and entertaining. There are well stocked borders with a variety of mature plants and shrubs, together with an attractive timber summerhouse, creating a pleasant additional seating area or garden retreat. To the side of the property is a gravelled pathway with raised beds, providing a useful additional garden area and access around the property. There is also a personnel door from the garage, offering convenient access between the garage and rear garden.

**Garage** - Power and light connected. Electric roller garage door.

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

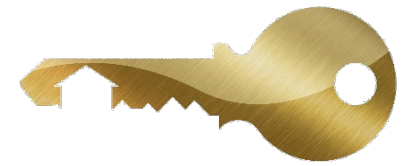
**EPC** - Rating D

**Council Tax** - Main House D. Lower Ground Floor A.

**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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## 3 Downs View, Bude, Cornwall, EX23 8RF



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bude town centre head towards Poughill along Golf House Road and upon reaching Flexbury turn left into Downs View whereupon the property will be found within a short distance on the right 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.

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

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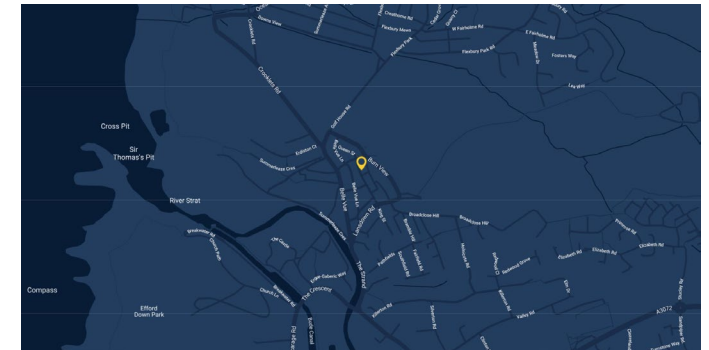
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