



Bond
Oxborough
Phillips

Changing Lifestyles

Evergreen
27 Lynstone Road
Bude
Cornwall
EX23 8LR

Asking Price: £925,000 Freehold



Changing Lifestyles

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bude@boproperty.com

Evergreen, 27 Lynstone Road, Bude, Cornwall, EX23 8LR



- 4 BEDROOMS (1 ENSUITE) WITH STUDY
- 2 RECEPTION ROOMS
- HIGH SPECIFICATION DETACHED RESIDENCE
- ARRANGED OVER THREE FLOORS
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- OFF ROAD PARKING WITH CARPORT
- ENCLOSED LANDSCAPED REAR GARDENS
- BALCONIES ENJOYING SUPERB VIEWS TO REAR
- VIRTUAL 360 GUIDED TOURS AVAILABLE
- COUNCIL TAX BAND F
- EPC: B



An exciting opportunity to acquire this exquisite architecturally designed house enjoying pleasant views and set in a fantastic position close to the beaches, canal and coastal paths. Built to an exceptionally high standard and specification, the residence is arranged over three floors offering versatile and spacious accommodation throughout with 4 bedrooms (1 en-suite) and balconies on the ground floor and first floor offering fantastic views over Bude and surrounding countryside. The property would be well suited as a main residence but could equally be attractive as a second home/ investment property. Ample off road parking with carport, Enclosed rear landscaped gardens and solar PV panels. EPC rating B



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The property occupies a prime position within walking distance of the town centre, beach, canal and coast path. This popular coastal town supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Ground Floor

Entrance Lobby - Large entrance hall with staircases to first and lower ground floor levels. Feature floor to ceiling window to rear elevation. Leads to:

Kitchen - A superbly fitted kitchen comprising an extensive range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, AEG 6 ring gas hob with extractor hood over, built in high level double oven. Integrated AEG washing machine and under counter fridge. Breakfast bar. Window to front elevation. Door to:

Dining Room - Ample space for dining table and chairs with Bifold doors to balcony area enjoying far reaching views.

Balcony - Bi-fold doors open up the rear onto the balcony area with glass balustrade providing the perfect spot for alfresco dining enjoying breath-taking views over Bude and the surrounding countryside.

Shower Room - Enclosed shower cubicle with mains fed shower over, low flush WC, vanity unit with wash hand basin, window to side elevation.

Study - Window to side elevation. Door to Carport area.

Lower Ground Floor

Lobby - Bifold doors to rear elevation. Door to Cloakroom with WC and wash hand basin.

Living Area - A fantastic light and airy reception room with vaulted ceilings, feature window to rear elevation and bi fold doors to outside. Door to front elevation.

Bedroom 2/ Sitting Room - Currently used as a double bedroom but could equally suit as another reception room. Bi fold doors to rear elevation.

Plant Room

First Floor

Master Bedroom - Double bedroom with twin built in wardrobes and Juliet balcony to rear elevation with far reaching views. Door to:

Ensuite Shower Room - Double enclosed shower cubicle with mains fed shower over, vanity unit with wash hand basin, concealed cistern WC, heated towel rail and window to front elevation.

Bedroom 3 - Double bedroom with built in wardrobe and window to front elevation.

Bedroom 4 - Double bedroom with built in wardrobe and Juliet balcony to front elevation.

Bathroom - Enclosed 'P' shaped panel bath with mains fed shower over, heated towel rail, vanity unit with wash hand basin and concealed cistern WC. Velux window.

Property Description

Outside - Approached via an entrance drive providing ample off road parking and access to car port. Steps to side of the property lead to the plant room and access to lower ground floor living room. Adjoining the rear of the residence is an extensive patio area with glass balustrade and steps leading to generous garden area laid principally to lawn with mature apple trees, raised flower beds and hedges. Useful timber shed.

Services - Mains gas, water, drainage, electric, solar PV panels.

Virtual Appointments - Online appointments are available for a guided 360' virtual tour of the property. Please contact the agents.

Council Tax - Band F



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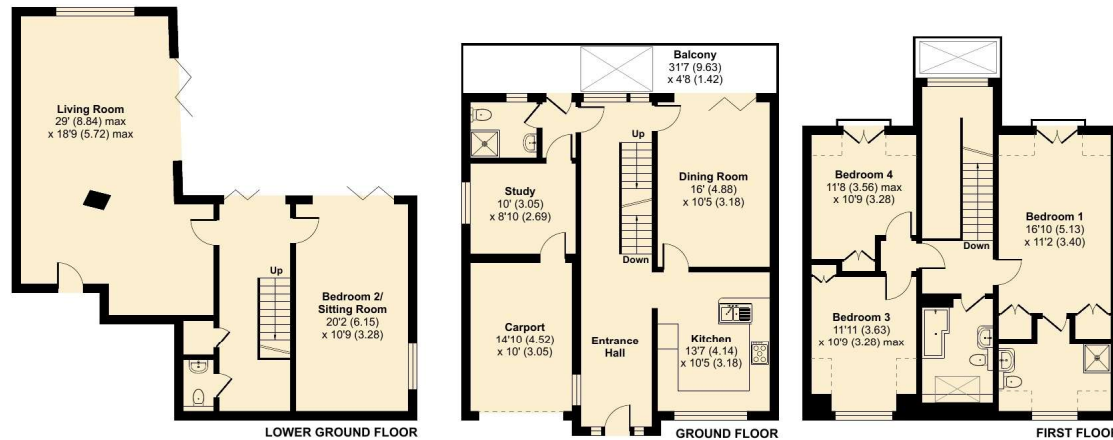
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Approximate Area = 2328 sq ft / 216 sq m (excludes carport)
 Limited Use Area(s) = 58 sq ft / 5 sq m
 Total = 2386 sq ft / 221 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2022. Produced for Bond Oxborough Phillips. REF: 838578

Directions

From Bude town centre, proceed along The Strand and upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right and proceed up the hill into Lynstone Road whereupon the property will be found approximately half way up on the 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.

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

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