



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Apartment 3  
Efford Down House  
Efford Down Park  
Bude  
EX23 8SE

**Asking Price: £550,000**  
**Share of Freehold**



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01288 355 066  
bude@boproperty.com

## Apartment 3, Efford Down House, Efford Down Park, Bude, EX23 8SE

- TOP FLOOR APARTMENT
- ICONIC LOCAL BUILDING
- AMAZING SEA AND COASTAL VIEWS
- 2 BEDROOMS (1 ENSUITE)
- IMMACULATE ACCOMMODATION
- ROOF TOP TERRACE
- USE OF COMMUNAL GARDENS AND OUTDOOR SWIMMING POOL
- PARKING
- EPC: D
- COUNCIL TAX BAND: D



**Occupying arguably the most desirable and sought after location in this very popular coastal town, Efford Down House is an iconic building steeped in local history being a former manor house built in 1848 for the Acland family. The residence benefits from one of the best views along the North Cornish coastline with uninterrupted views over Summerleaze beach and the surrounding Hinterland. Standing in 2.5 acres of immaculately presented communal grounds including landscaped gardens, swimming pool and ample off road parking, the apartment offers 2 bedrooms (1 ensuite) with immaculately presented and spacious accommodation throughout, arranged over two floors with the former tower serving as a fantastic roof terrace with a 360 degree panoramic view over Bude and the North Cornish stretch of coastline. EPC rating D. Council Tax Band D.**

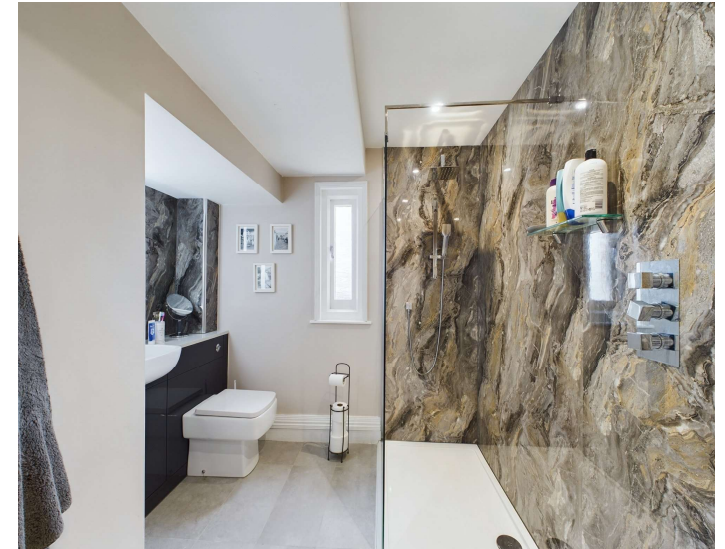


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"Efford Down House" was constructed in the early 19th century. It was the private residence for Agnes Acland and her husband Arthur Mills MP. Her father St. Thomas Acland had gifted the land to Agnes as a wedding gift, Arthur Mills was the member of Parliament for Taunton and later Exeter and was a leading figure in the Bude community. The house later became a hotel. In 1989 Efford Down House was tastefully converted into individual luxury apartments offering superb accommodation in one of the most enviable positions in Bude, overlooking the town and beach at Summerleaze, with panoramic views from the extensive and well maintained communal gardens. In all this two bedroom apartment would be considered ideally suitable as a spacious residential home whilst equally appealing as an attractive holiday retreat. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing 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 within 10 miles inland while 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.



# Property Description

**Communal Entrance Lobby** - Useful store cupboard and mail box.

**Entrance Hall** - Useful storage cupboards. Staircase leading to landing area.

**Open Plan Lounge/Kitchen/Dining Room** - A superb light and airy dual aspect room with large bay window to rear elevation enjoying breathtaking sea views over the landscaped gardens, Storm Tower, Summerleaze beach, Sea Pool and across Bude. Twin bay windows to side elevation also with fantastic views. A superb modern fitted kitchen with island unit and underfloor heating comprises a range of base and wall mounted units with work surfaces over incorporating inset ceramic 1 1/2 sink unit with mixer tap. Integrated Bosch appliances include 4 ring induction hob, high level oven, microwave/grill combi, dishwasher and under counter fridge. Built in utility cupboard with space and plumbing for washing machine and freezer.

**Shower Room** - A fitted suite comprises a walk in shower cubicle with mains fed drench shower over. Vanity unit with concealed cistern WC and inset wash hand basin. Heated towel rail. Window to front elevation.

**Bedroom 1** - Double bedroom with window to front elevation.

**Ensuite** - Enclosed walk in double shower with mains fed drench shower over, vanity unit with concealed cistern WC and inset wash hand basin. Heated towel rail and window to side elevation.

**Landing Area** - Built in wardrobe.

**Bedroom 2** - A dual aspect double bedroom with windows to rear and side elevations enjoying superb views. A metal spiral staircase leads to the top of the tower.

**Roof Top Terrace** - A special and unique feature, is this old tower, which now provides a fantastic roof terrace enjoying spectacular 360 degree views over Summerleaze beach and the stretch of North Cornish coastline beyond, up to Morwenstow and inland to the rolling countryside and over Bude itself.

**Outside** - Efford Down House is approached via its own private lane opening to a circular driveway with adjoining hard standing area and central lawned garden. The house itself stands in approximately 2.5

acres and to the rear has the benefit of communal outdoor swimming pool (Heated during summer months) and putting green with extensive rolling and well maintained gardens and grounds, affording truly superb and stunning views over the beach at Summerleaze and towards Bude town centre and Downs.

**Tenure** - Leasehold granted in 2003 with the remainder of a 999 year with a shared freehold. Efford Down House has a management committee made up of one representative from each apartment and this committee holds the freehold. We are informed that there are 13 apartments in total and that a restriction exists prohibit the apartment being used as a commercial holiday let. Service charge of £2,280 Per annum paid in two 6 monthly instalments this includes buildings insurance, pool/grounds maintenance, building repairs and all water charges.

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

**Council Tax** - Band D

**EPC** - Rating D



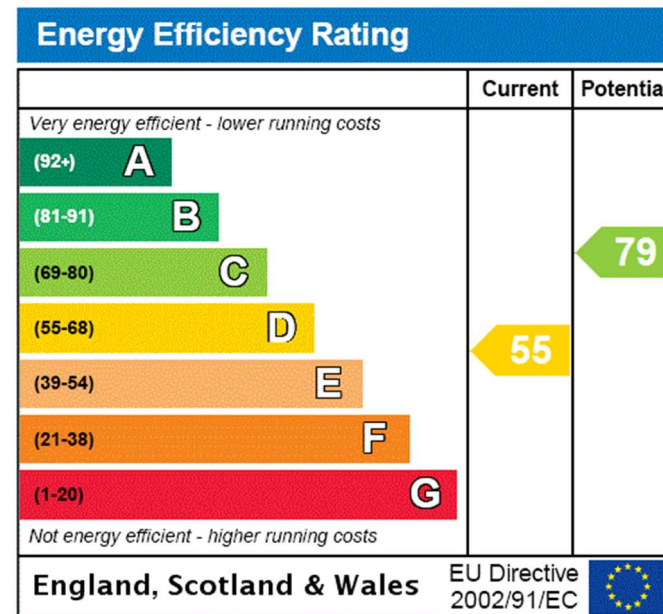
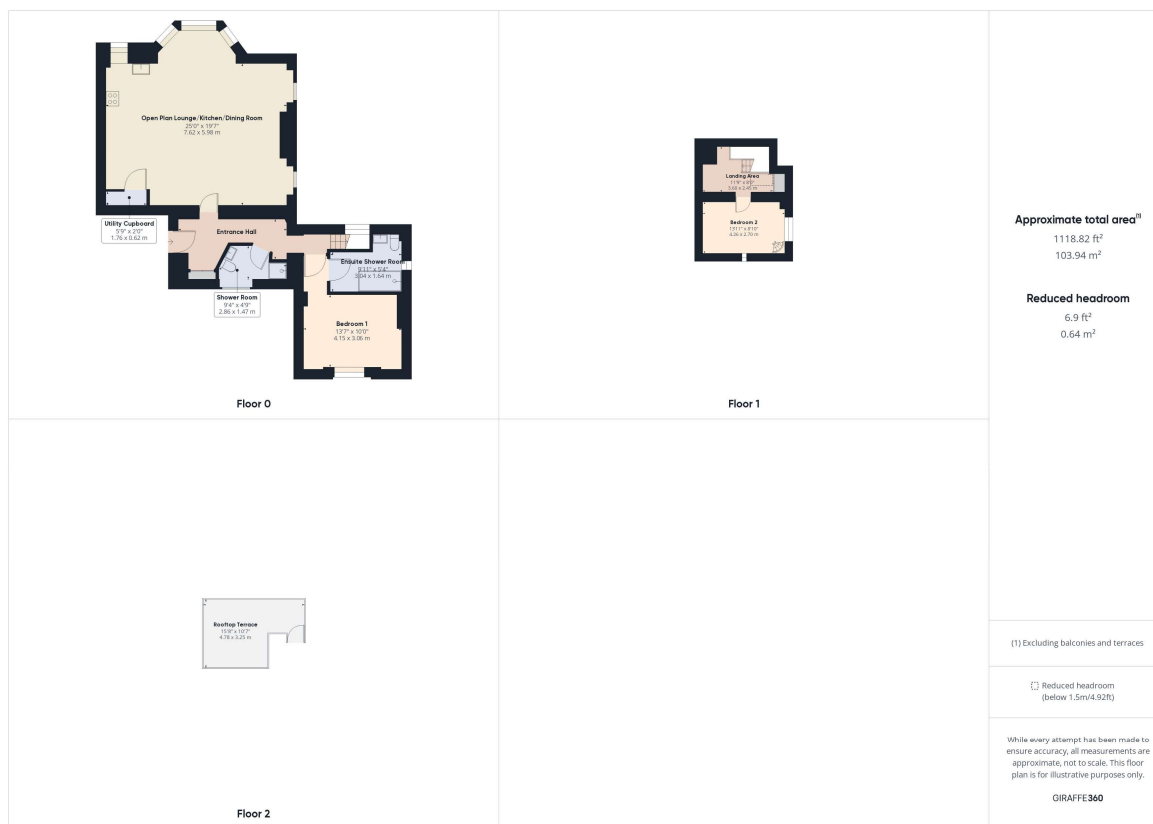
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## Directions

From the centre of Bude proceed in the Widemouth Bay direction and upon reaching the Falcon Hotel turn right and then immediately left into Church Path. Proceed towards the church and turn left towards Efford Down. After a short distance the entrance lane leading to Efford Down House will be found on your 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.

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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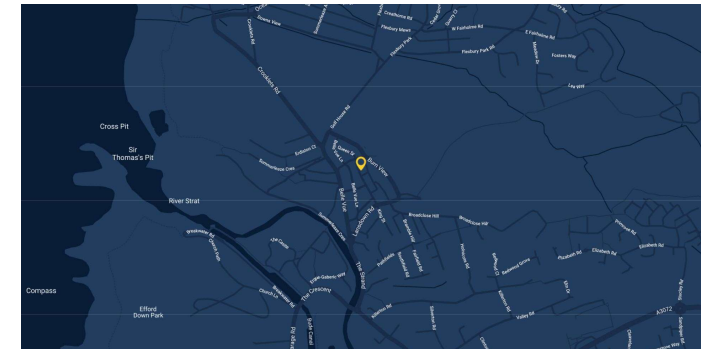
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