



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Surfers Walk  
Combe Lane  
Widemouth Bay  
Bude  
Cornwall  
EX23 0AA

**Asking Price: £825,000 Freehold**



Changing Lifestyles

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bude@boproperty.com

## Surfers Walk, Combe Lane, Widemouth Bay, Bude, Cornwall, EX23 0AA



- 4 BEDROOM (2 ENSUITE)
- DETACHED MODERN HOME
- UNDERFLOOR HEATING ON BOTH FLOORS
- IMMACULATELY PRESENTED THROUGHOUT
- IMPRESSIVE OPEN PLAN
- SPECTACULAR COUNTRYSIDE VIEWS TO REAR
- SHORT WALK TO WIDEMOUTH BAY
- AVAILABLE WITH NO ONWARD CHAIN
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: B
- COUNCIL TAX BAND: F



**An exciting opportunity to acquire this exceptional, high quality 4 bedroom (2 ensuite) detached modern home built in 2023 situated in the sought after Widemouth Bay only a short walk from the beach and popular local restaurants. Available with no onward chain the residence offers immaculately presented accommodation throughout enjoying sea views from the first floor front elevation and a pleasant countryside outlook to the rear. Resin entrance driveway providing EV charger with ample off road parking and enclosed rear/side gardens with large patio area adjoining the rear of the property. Virtual tour available upon request.**

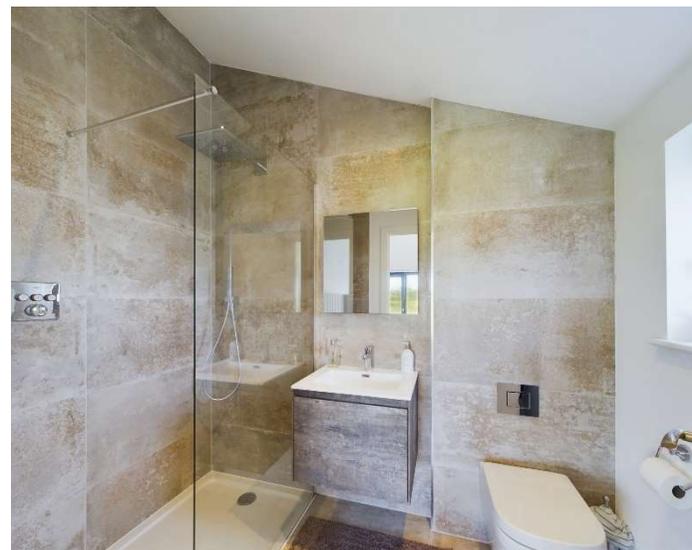


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Surfers Walk is situated in a quiet country lane within a short distance walk of the sandy bathing beaches of Widemouth Bay. It is set amidst the rugged North Cornish coastline, famed for its many nearby areas of outstanding natural beauty and popular beaches which provide a whole host of water sports and leisure activities together with its many breath-taking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



# Property Description

**Entrance Hall** - Slate feature front door with Monoco Gris Matt Porcelain tiled flooring and under floor heating. Large feature window to front elevation. Staircase with glass balustrade to first floor. Built in store cupboard.

**WC** - 7' x 4' (2.13m x 1.22m)

Wall hung vanity unit with inset wash hand basin, concealed cistern WC, opaque glazed window to side elevation. Monoco Gris Matt Porcelain tiled flooring with underfloor heating.

**Open Plan Lounge/Dining/Kitchen** - 40' x 16'3" (12.2m x 4.95m)

An impressive light and airy open plan reception room with fitted Monoco Gris Matt Porcelain tiles throughout and underfloor heating with window (fitted electric remote control blind) to front elevation and large sliding door to rear elevation.

The superb fitted kitchen comprises a range of bespoke base and wall units with Marmo Blanco slab tech double bevel work surfaces over incorporating inset sink with drainer groove cutting and modern mixer tap. Fitted appliances include 'Neff' 4 ring venting induction hob, Neff double oven/microwave combi with slide and hide doors, dishwasher, wine cooler, full height fridge and freezer. Island unit and built in larder cupboard, bin storage and spice rack cupboards.

**Study** - 10' x 7'9" (3.05m x 2.36m)

Fitted Monoco Gris Matt Porcelain tiled flooring with underfloor heating and window to rear elevation enjoying superb countryside views.

**Utility Room** - 7'8" x 5' (2.34m x 1.52m)

Base and wall mounted units with slab tech work surfaces over incorporating inset stainless steel sink unit with drainer groove cutting and modern mixer tap. Space and plumbing for washing machine and tumble dryer. Large built in cupboard housing plant room equipment including pressurised hot water cylinder and underfloor heating manifolds. Door to side elevation.

**First Floor Landing** - Feature opaque glazed window to side elevation, built in storage cupboard housing underfloor heating manifolds.

**Bedroom 1** - 15' x 9'8" (4.57m x 2.95m)

Impressive double bedroom with large built in wardrobe, open and tilt window to rear elevation opening to the juliet balcony enjoying superb views over the surrounding farmland and rolling countryside.

**Ensuite** - 8'3" x 5' (2.51m x 1.52m)

Fully tiled ensuite with Grohe suite comprising large walk in shower with mains fed hand shower attachment and drench over, concealed cistern WC, wall hung vanity unit with wash hand basin, fitted LED touch mirror, opaque glazed window to side elevation.

**Bedroom 2** - 12' x 10'4" (3.66m x 3.15m)

Impressive double bedroom with large built in wardrobe, open and tilt window to rear elevation opening to the juliet balcony enjoying superb views over the surrounding farmland and rolling countryside.

**Ensuite** - 9'1" x 5' (2.77m x 1.52m)

Fully tiled ensuite with Grohe suite comprising large walk in shower with mains fed hand shower attachment and drench over, concealed cistern WC, wall hung vanity unit with wash hand basin, fitted LED touch mirror, opaque glazed window to side elevation.

**Bedroom 3** - 12'6" x 12' (3.8m x 3.66m)

Double bedroom with built in wardrobe and window to front elevation enjoying sea glimpses.

**Bedroom 4** - 14' x 8'4" (4.27m x 2.54m)

Double bedroom with built in wardrobe and window to front elevation enjoying sea glimpses.

**Bathroom** - 9'1" x 7' (2.77m x 2.13m)

Fully tiled bathroom with Grohe suite comprising enclosed 'p' shaped bath with modern tap, mains fed hand shower attachment and drench over, concealed cistern WC, wall hung vanity unit with wash hand basin, fitted LED touch mirror, opaque glazed window to side elevation.

**Outside** - Resin bound entrance driveway providing ample off road parking. Pedestrian gate to side leading to the enclosed rear garden principally laid to lawn with far reaching views across open countryside. Large paved seating area adjoins the rear of the dwelling providing a fantastic spot for al fresco dining with fitted Barcelona Pro hot tub with two seats two lounges.

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# Surfers Walk, Combe Lane, Widemouth Bay, Bude, Cornwall, EX23 0AA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road taking the second right hand turn into Combe Lane whereupon Surfers Walk will be found after a short distance 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.

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