







## 4 EDITH WALK, LONG PARK DRIVE

Widemouth Bay, Bude, Cornwall, EX23 0AN

Guide Price £950,000

- Detached contemporary family home with views from the first floor principal bedroom and guest room
- Secluded, yet elevated position within the famed Widemouth Bay, North Cornwall
- Triple aspect open plan living/dining room with wood burner, bespoke kitchen/breakfast room
- Four generous double bedrooms all with ensuites
- Generous gardens, brick paved off road parking and home office/playroom

4 Edith Walk is a rare development of five exclusive contemporary homes, having just won the LABC South West building excellence awards for the best small development, built by the award winning Claydon Builders Ltd. Set in a secluded, yet elevated position within the famed Widemouth Bay, found only a few hundred yards from the sandy beach and is elevated thus affording sea views from the first floor principal bedroom and guest room.

This striking architectural home is built with state of the art materials, extremely low maintenance and energy efficient thanks to the high insulation method of construction, solar PV panels and air source heat pump central heating and hot water system.

This high specification property benefits from underfloor heating throughout the ground and first floors, 'Origin' aluminium double glazing and a mix of natural Cornish stone and Porcelanosa ceramic façade.

Internally the property offers an entrance hall with oak and glass feature staircase, large open plan living/dining room with wood burner which leads to the kitchen/breakfast room with large central island and integrated appliances and utility room. On the first floor there are four generous double bedrooms all with ensuites and a balcony to the principal bedroom.

Outside the generous gardens are laid to grass, extensive bricked paved off road parking and the garage has been converted into a playroom/home office and wet suite store.







### DIRECTIONS

From the centre of Bude proceed along The Strand turning right at the roundabout, follow this road over the canal, up the hill, through Lynstone, Upton and onto Widemouth Bay. On entering Widemouth take the first major turning left onto Madeira Drive and follow this road for approximately 100 yards. Take the first turning right and then head up the hill and take the left hand turning onto Edith Walk, follow this road around to the right and the property will be located in the top left hand corner.

### ENTRANCE HALL

Entering via contemporary anthracite aluminium door with satin double glazed fix side panel opening to the entrance hall. Feature glass and oak staircase ascending to the first floor, inset lighting, concrete effect Porcelanosa large format tiling with underfloor heating and door to appliance cupboard which houses pressurised hot water cylinder. Oak pocket door to:-

### CLOAKROOM

**7' 1" x 3' 7" (2.16m x 1.09m)** Attractive concrete effect Porcelanosa half wall tiling, large format floor tiling with underfloor heating, contemporary wall mounted vanity unit with inset basin and chrome mixer tap, touch sensitive mirror above and wall hung toilet bowl with concealed cistern.

### LOUNGE/DINING ROOM

**26' 6" x 14' 8 max' 12' 7 min" (8.08m x 4.57m)** A bright and spacious triple aspect room with anthracite aluminium double glazed windows and doors to three elevations with large corner feature window and sliding doors to the rear leading out to the wrap around Millboard decked seating area. Inset lighting, contemporary Contura wood burner with log storage to one side, high level network point and socket and concrete effect Porcelanosa large format tiling with underfloor heating.

### KITCHEN/BREAKFAST ROOM

**23' 6" x 12' 11 max' 9' 5 min" (7.16m x 3.89m)** A dual aspect room with large aluminium double glazed sliding door to the rear elevation, lead out to the wrap around Millboard decking and further aluminium double glazed window to side. Open plan to the lounge/dining room with inset lighting, continuation of the large format floor tiles with underfloor heating. The kitchen is finished with a range of matching white high gloss wall and base units and feature navy high gloss units, stonework surface with undermounted sink, in cut drainer and large central island

seating with seating for four, inset Siemens hob incorporating extractor, integrated Siemens electric ovens and integrated fridge. Leading to:-

### LOBBY

**7' 00" x 4' 11" (2.13m x 1.5m)** Aluminium satin double glazed door to the side elevation, inset lighting and large format tiling with underfloor heating and door to cupboard housing the underfloor heating manifolds. Door to:-

### UTILITY ROOM

**7' 9" x 6' 4" (2.36m x 1.93m)** Aluminium double glazed window to the side elevation, inset lighting and large format tiling with underfloor heating. The utility is finished with a range of matching white high gloss wall and base units with stonework surface and upstand, integrated under counter freezer, space and plumbing for washing machine and space for tumble dryer.

### FIRST FLOOR

Large feature roof light, aluminium double glazed door to the front elevation leading out onto the Millboard decked balcony, offering stunning sea and clifftop views. Engineered oak wood flooring and oak doors serve the following rooms:-

### BEDROOM ONE

**14' 9" x 11' 10" (4.5m x 3.61m)** A stunning principal double bedroom with large aluminium double glazed, sliding door to the front elevation with feature window above, leading out to the Millboard decked balcony, offering sea and cliff top views and further aluminium double glazed window to side elevation. High ceiling, built-in wardrobe, high-level storage space, engineered oak wood flooring with under floor heating. Door to:-

### ENSUITE

**13' 10 max' 8' 6 min" x 6' 1" (4.17m x 1.85m)** Attractive Porcelanosa wall and floor tiling with under floor heating, aluminium satin double glazed window to the side elevation, inset lighting and chrome wall mounted heated towel rail. Double ended bath with central filler and separate hand attachment, large shower enclosure with large soak head, separate hand attachment, shelf with integrated lighting, contemporary wall hung vanity unit with basin, wall hung toilet bowl with concealed cistern.

## BEDROOM TWO

**14' 00" x 12' 1" (4.27m x 3.68m)** A dual aspect double bedroom with aluminium double glazed sliding door to the front elevation with internal glass Juliet balcony, offering stunning sea and clifftop views and further window to the side. Inset lighting and engineered oak wood flooring with underfloor heating.

## ENSUITE

**8'3 max' 5'3 min" x 5' 8" (2.57m x 1.73m)** Attractive Porcelanosa wall and floor tiling with under floor heating, fixed roof light, inset lighting and chrome wall mounted heated towel rail. Shower enclosure with large soak head, separate hand attachment, shelf with integrated lighting, contemporary wall hung vanity unit with basin, wall hung toilet bowl with concealed cistern.

## BEDROOM THREE

**14' 00" x 11' 8" (4.27m x 3.56m)** A double bedroom with aluminium double glazed window to the rear elevation overlooking the garden and countryside. Inset lighting and engineered oak wood flooring with underfloor heating.

## ENSUITE

**8'2 max' 5'3 min" x 5' 7" (2.57m x 1.7m)** Attractive Porcelanosa wall and floor tiling with under floor heating, fixed roof light, inset lighting and chrome wall mounted heated towel rail. Shower enclosure with large soak head, separate hand attachment, shelf with integrated lighting, contemporary wall hung vanity unit with basin, wall hung toilet bowl with concealed cistern.

## BEDROOM FOUR

**12' 11" x 11' 6" (3.94m x 3.51m)** A double bedroom with twin aluminium double glazed windows to the rear elevation overlooking the garden and countryside. Inset lighting and engineered oak wood flooring with underfloor heating.

## ENSUITE

**7' 10" x 7' 8" (2.39m x 2.34m)** Attractive Porcelanosa wall and floor tiling with under floor heating, aluminium satin double glazed window to the rear elevation, inset lighting and chrome wall mounted heated towel rail. Shower enclosure with large soak head, separate hand

attachment, shelf with integrated lighting, contemporary wall hung vanity unit with basin, wall hung toilet bowl with concealed cistern.

## GARAGE

The garage has been converted into two rooms with a surf board/wet suit store, 15'10 x 7'2 with aluminium double glazed door, and solar panel controls. Home office/playroom 15'9 x 14'6 with aluminium double glazed door and window to the side and rear elevations, two electric wall mounted heaters and laminate flooring.

## OUTSIDE

To the front of the property there is an area of lawn, extensive brick paved driveway to the side with a useful outdoor shower, perfect for that post surf/swim wash. To the side and rear of the property there is extensive wrap around Millboard decking, natural Cornish stone hedge bank boundary to one side and generous gardens laid to lawn.

## COUNCIL TAX

Band F

## SERVICES

Mains electricity, water and drainage. Solar PV panels and air source heat pump central heating

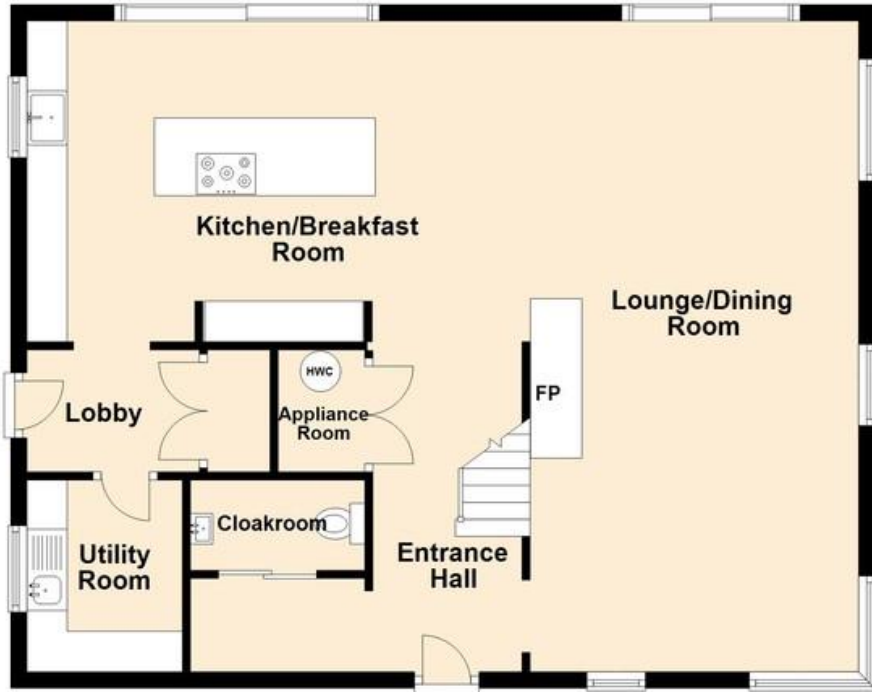
## TENURE

Freehold



### Ground Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



### First Floor

Approx. 98.4 sq. metres (1059.6 sq. feet)



Total area: approx. 181.1 sq. metres (1949.0 sq. feet)

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>	86	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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