







# THE COTTAGE, LEVERLAKE ROAD

Widemouth Bay, Bude, Cornwall, EX23 0AF

Price £899,950

- Contemporary detached house built by the award winning Claydon Builders
- Walking distance of Widemouth Bay beach and coastline
- Open plan kitchen/living/dining room with wood burner and 'Max Marshall' design kitchen
- Four generous double bedrooms, two with dressing rooms and ensuite shower rooms
- Block paved off road parking and enclosed gardens to the rear

'The Cottage' is a brand new striking detached contemporary house being built by the award winning Claydon Builders Ltd.

This architectural home is built with state of the art materials and is energy efficient thanks to the highly insulated method of construction, solar PV panels with battery pack storage 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, steel guttering, slate roof and a blend of render, natural Cornish stone and horizontal and vertical Japanese cedar cladding.

Internally the property offers an entrance hall with oak and glass feature staircase, large semi open plan kitchen/living/dining room with wood burner, 'Max Marshall' design kitchen with integrated appliances, cloakroom, utility and plant room.

There is a stunning ground floor guest double bedroom with sliding doors leading out to the garden, dressing room and well appointed ensuite shower. On the first floor there are three further spacious double bedrooms, with dressing room and en-suite to the principal bedroom and separate bathroom.

Outside to the front there is block paved off road parking with electric car charge point, Cornish stone hedge wall with planting, whilst to the rear the enclosed garden is laid to grass with a large seating area which can be accessed via the kitchen/dining/living room and bedroom two.







## DIRECTIONS

From the centre of town proceed out of Bude along The Strand turning right at the mini roundabout towards Widemouth. Continue along the coastal road until reaching Widemouth Bay, pass the main beach car park and then take the second left turning into Leverlake Road and the property will be located a short distance along on the right-hand side.

## ENTRANCE HALL

**20' 1" x 8' 8" (6.12m x 2.64m)** Entering via an anthracite double glazed door to the entrance hall with contemporary oak staircase with glass balustrade ascending to the first floor, inset lighting and Porcelanosa tiled flooring with underfloor heating and recessed mat well. Door to cupboard housing the underfloor heating manifolds. Doors serve the following rooms:-

## LIVING ROOM

**16' 2" x 15' 4" (4.93m x 4.67m)** Twin aluminium double glazed windows to front elevation, inset lighting with feature central pendant, contemporary wood burner, high level television aerial, data point and socket and Porcelanosa tiled flooring with underfloor heating.

## KITCHEN/DINING ROOM

**20' 00" x 15' 9" (6.1m x 4.8m)** A spacious room with feature anthracite aluminium double glazed letterbox window to the side and sliding doors overlooking and leading out onto the terrace seating area and garden. Inset lighting, three feature pendants over the island and Porcelanosa tiled flooring with underfloor heating.

'Max Marshall' design kitchen with a range matching light ash units and larder style cupboards, Dekton worksurface with incut drainer, under mounted sink with Quooker tap and a large central island with integrated wine cooler. Integrated De Dietrich appliances comprise, venting hob, electric oven, oven/microwave, fridge/freezer and dishwasher.

## UTILITY ROOM

**8' 6" x 4' 11" (2.59m x 1.5m)** Anthracite aluminium double glazed window to the front elevation, fitted base units with worksurface, inset stainless steel sink with mixer tap and Porcelanosa tiled flooring with underfloor heating. Door to:-

## CLOAKROOM

**7' 10" x 3' 3" (2.39m x 0.99m)** Anthracite aluminium double glazed satin window to the side elevation, wall hung vanity unit with inset basin Vado brassware, wall hung toilet bowl and Porcelanosa floor tiling with underfloor heating.

## BEDROOM TWO

**13' 4" x 11' 10" (4.06m x 3.61m)** Anthracite aluminium double glazed window and sliding doors to the rear elevation overlooking and leading out onto the terrace seating area and garden. High level socket, data point and Porcelanosa floor tiling with underfloor heating.

## DRESSING ROOM

**7' 1" x 8' 7" (2.16m x 2.62m)** Porcelanosa floor tiling with underfloor heating and pocket door leading to:-

## ENSUITE

**7' 1" x 8' 7" (2.16m x 2.62m)** Anthracite aluminium double glazed satin window to the side elevation, double shower with ceiling mounted rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

## FIRST FLOOR

Large feature roof light, underfloor heating and door to cupboard housing the pressurised hot water cylinder, underfloor heating manifolds and battery pack storage. Doors serve the following rooms:-

### BEDROOM ONE

**17' 9" x 14'5 max' 11'7 min" (5.41m x 4.55m)** Anthracite aluminium double glazed window to the rear elevation overlooking the garden, high level socket, data point and underfloor heating. Door to:-

### DRESSING ROOM

**11' 9" x 7' 10" (3.58m x 2.39m)** Velux window to the side elevation, underfloor heating and pocket door leading to:-

### ENSUITE

**10' 9" x 7' 9" (3.28m x 2.36m)** Anthracite aluminium double glazed satin window to the front elevation, double ended bath with central filler, double shower enclosure with rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

### BEDROOM THREE

**15' 5" x 12' 2" (4.7m x 3.71m)** Twin anthracite aluminium double glazed windows to the rear elevation, Velux window to the side, high level socket, data point and underfloor heating.

### BEDROOM FOUR

**15' 7" x 11' 00" (4.75m x 3.35m)** Anthracite aluminium double glazed window to the front elevation, high level socket, data point and underfloor heating.

### BATHROOM

**9' 7" x 7' 10" (2.92m x 2.39m)** Velux window to the side elevation, double ended bath with central filler, double shower enclosure with rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung

toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

### OUTSIDE

To the front of the property there is a Cornish stone hedge wall with planting and block paved driveway with electric car charge point, side access to either side with fence boundary to one side and hedgerow to the other, leading to the rear garden with a generous terrace seating area which can be accessed via the sliding doors from Kitchen/living/dining room and bedroom two. Area of grass and hedgerow to the rear.

### COUNCIL TAX

Council Tax TBC

### SERVICES

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

### TENURE

Freehold

### AGENTS NOTE

Please note, some internal images have been virtually staged.



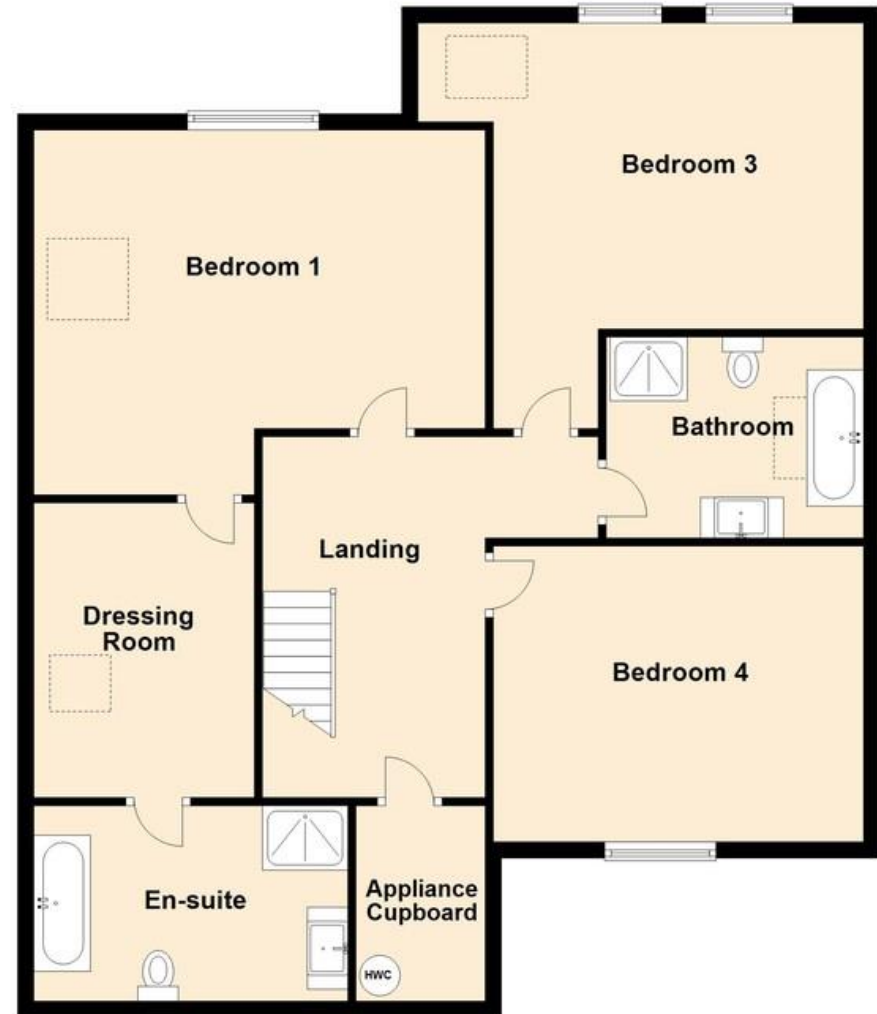
### Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



### First Floor

Approx. 108.3 sq. metres (1166.0 sq. feet)



Total area: approx. 216.7 sq. metres (2332.0 sq. feet)

Colwills  
Plan produced using PlanUp.







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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>	99	100
(81-91) <b>B</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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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