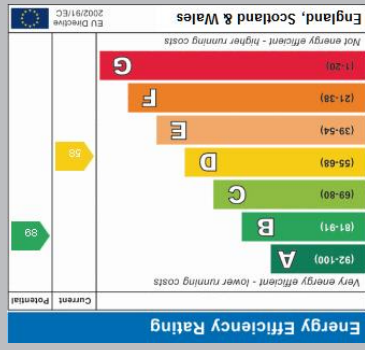


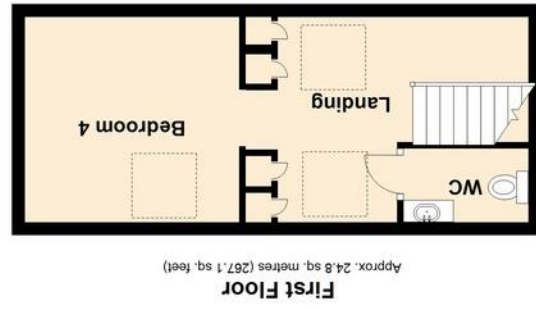
01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Separate negotiations are NOT included unless specifically mentioned in the sales particulars. They may however be available by journey to see a property.



Total area: approx. 133.6 sq. metres (1438.5 sq. feet)  
 Colwills  
 Plan produced using PlanUp



*The Property Professionals...*



## Bridgedale,

Ivyleaf Hill, Bude, Cornwall, EX23 9LD

Price £499,950

- Spacious detached chalet bungalow located in a quiet woodland setting
- Situated in the highly sought after Ivyleaf Hill
- Living room with wood burner, kitchen dining room
- Four bedrooms, ensuite to the principal bedroom and separate bathroom
- Detached single garage, off road parking and mature gardens



*The property professionals*



# Bridgedale,

Ivyleaf Hill, Bude, Cornwall, EX23 9LD

Price £499,950

Bridgedale is a spacious detached chalet bungalow located in an idyllic sheltered woodland setting, situated on a no-through road, enjoying valley views over the treetops. Situated in the highly sought after Ivyleaf Hill, being only a short distance away from the thriving coastal town of Bude and sandy beaches.

The accommodation briefly comprises; entrance hall, spacious living room with a wood burner, dual aspect kitchen dining room, utility, three ground floor bedrooms with an ensuite shower room to the principal bedroom and a separate bathroom. On the first floor the landing offers space for a desk, a further bedroom and WC.

The property is approached via a gravel drive with parking located in front of the detached single garage. The gardens surround the property are laid mainly to lawn with mature planting.

#### ENTRANCE HALL

Entering via an obscure double glazed door with matching side panel into the entrance hall with coved artex ceiling, useful understairs storage cupboard, further storage cupboard and radiator. Doors serve the following rooms:-

#### LIVING ROOM

**16' 11" x 12' 9" (5.16m x 3.89m)** A bright and spacious reception room with a double glazed window to the front elevation offering a pleasant outlook over the gardens and surrounding countryside. Coved artex ceiling, slate hearth with Parkray 4kW wood burner, television point and two radiators.

#### KITCHEN DINING ROOM

**17' 11" x 13' 6 max' 10' 00 min" (5.46m x 4.22m)** A bright and spacious dual aspect room with double glazed windows to the front and side elevations enjoying views of the gardens and surrounding countryside. Staircase ascending to the first floor, coved artex ceiling, television point and radiator.

The kitchen is finished with a range of matching cream fronted wall and base units with a fitted work surface, inset composite single bowl sink with side drainer and mixer tap over, integrated electric double oven, inset four ring touch control hob and extractor hood above, integrated dishwasher and space for free standing fridge freezer.

#### UTILITY

**5' 4 max" x 5' 2 max" (1.63m x 1.57m)** Obscure double glazed door to the side elevation, artex ceiling, built-in storage cupboard with space and

plumbing for washing machine below and radiator.

#### BEDROOM ONE

**14' 11" x 10' 11" (4.55m x 3.33m)** A spacious double bedroom with twin double glazed windows to the rear elevation overlooking the rear garden. Coved artex ceiling with two ceiling roses and two radiators. Door to:-

#### ENSUITE

Obscure double glazed window to the rear elevation, artex ceiling, shower enclosure with mains fed shower, pedestal wash hand basin, WC, tiled flooring, radiator and electric heated towel rail.

#### BEDROOM TWO

**15' 3" x 11' 2" (4.65m x 3.4m)** A spacious double bedroom with a double glazed window to the rear elevation overlooking the garden. Coved artex ceiling, television point and radiator.

#### BEDROOM THREE

**11' 6" x 8' 3" (3.51m x 2.51m)** A single bedroom with double glazed window to the side elevation, coved artex ceiling, built-in wardrobe and radiator.

#### BATHROOM

**11' 1" x 5' 5" (3.38m x 1.65m)** Obscure double glazed window to the rear elevation, coved artex ceiling, part wood panelling and part aqua boarding to the walls. White suite comprises of a panel enclosed bath with mains fed soak head shower with separate hand attachment, pedestal wash hand basin, WC, radiator and electric heated towel rail.

#### FIRST FLOOR

Stairs ascend to the first floor landing with two recently fitted double glazed Velux windows to the front and rear elevations, space for desk, doors to built-in wardrobes, telephone point and radiator. Door to:-



#### WC

**6' 1" x 3' 8" (1.85m x 1.12m)** Vanity unit with inset wash hand basin with storage below, push button low flush WC and radiator.

#### BEDROOM FOUR

**11' 00" x 10' 4" (3.35m x 3.15m)** A bright and spacious double bedroom with a recently fitted double glazed Velux window to the rear elevation overlooking the rear garden. Radiator.

#### GARAGE

**20' 6" x 10' 1" (6.25m x 3.07m)** Up and over door with light and power connected.

#### BOILER ROOM

**5' 8" x 3' 00" (1.73m x 0.91m)** Grant floor standing oil fired boiler which was replaced in 2020.

#### OUTSIDE

The property is approached via a gravel drive with off road parking for four vehicles. The gardens to the front of the property are terraced and laid mainly to lawn with mature planting and beech hedging. Steps lead up to the front door and a raised decked seating area. To the side and rear the gardens are laid to lawn with mature hedging, attractive planting and selection of fruit bushes, apple tree and vegetable beds.

#### COUNCIL TAX

Band D

#### SERVICES

Mains electricity, mains water, private drainage and oil fired central heating.

#### TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn in the Bideford direction. Continue along this road for approximately two miles until you pass the small hamlet signposted Bush, taking the second right-hand turning signposted Ivyleaf Golf Course. Proceed part way up the hill and the property will be the third property on the right hand side.

