





WOODSMOKE, FLEXBURY PARK ROAD

Bude, Cornwall, EX23 8HS

Price £995,000

- Unique contemporary design-led property
- Walking distance to Crooklets beach and Town
- Living room with 17ft wide sliding door, impressive kitchen dining family room
- Four generous bedrooms all with golf course views, four bath/shower rooms
- Large single garage, parking and South facing landscaped gardens

Woodsmoke is a unique home situated in the convenient and extremely sought after Flexbury area of Bude, within easy reach of and on a bus route to the town centre and Crooklets beaches, and has been totally remodelled, extended and improved by our vendors to create a contemporary, design-led property.

The stylised interior comprises of an impressive entrance hall with oak and glass balustrade staircase, dual aspect living room with 17ft wide sliding doors and contemporary wood burner, spacious kitchen dining family room with two sliding doors leading out to the garden and two oven 'Aga', utility, study/bedroom five and ground floor shower room. On the first floor there are four generous double bedrooms all with views across Bude golf course, stunning principal bedroom suite with dressing room, en suite and a large balcony that boasts the best of the views over the golf course and out to sea at Crooklets. Further guest bedroom with ensuite shower and separate bathroom.

Outside the property sits on a generous plot with extensive off road parking, large single garage and enclosed South facing landscaped gardens to the rear with raised slate capped planters, tiled patio seating area with seating, fire pit and the all important outside shower for the post surf/swim.





DIRECTIONS

Proceed up through town via Belle Vue and onto 'Golf House Road' continue down the hill through the golf course taking the first right-hand turning into Flexbury Park Road, just prior to Flexbury Church. Continue along the road for a short distance and the property will be located on the right hand side.

ENTRANCE PORCH

8' 7" x 4' 11" (2.62m x 1.5m) Entering via an anthracite composite door with brushed chrome 'T' bar handle with double glazed windows to the front and side elevations. Inset lighting and oak wood flooring. Leading to:-

ENTRANCE HALL

14' 3" x 10'10' 7'4 min" (4.34m x 3.23m) Part double height entrance hall with oak and glass balustrade staircase ascending to the first floor, under stairs cupboard housing the underfloor heating manifolds, further storage cupboard, telephone point and oak wood flooring with underfloor heating. Oak doors serve the following rooms:-

SHOWER ROOM

6' 5" x 6' 00" (1.96m x 1.83m) Aluminium satin double glazed window to the front elevation, inset lighting, freestanding glass screen with wall mounted soak head shower and separate hand attachment, wall mounted wooden shelf with freestanding basin and wall mounted tap, wall hung toilet bowl with concealed cistern, attractive wall and floor tiling with underfloor heating.

LIVING ROOM

19' 10" x 16' 5" (6.05m x 5m) A bright and spacious dual aspect reception room with 17ft wide aluminium double glazed sliding doors with corner window to the rear elevation and further feature 'picture' window to the side, offering views and leading out to the garden. Morso freestanding contemporary wood burner which sits on a slate hearth, television point and oak wood floor with underfloor heating.

STUDY

12' 2" x 10' 1" (3.71m x 3.07m) Aluminium double glazed sliding door to the side elevation, overlooking and leading out to the garden. Oak wood flooring with underfloor heating.

KITCHEN/DINING/FAMILY ROOM

26'3 max' 14'10 min" x 25'10 max' 12'4 min" (8.28m x 7.92m) An impressive open plan dual aspect multi zone room with twin aluminium double glazed windows to the front elevation and twin aluminium double glazed sliding doors to the rear elevation overlooking and leading out to the gardens. Inset lighting, feature pendants over the breakfast bar, attractive large format tiled flooring with underfloor heating and television point.

The stylish kitchen is finished with a range of wooden plank fronted base units and white high gloss wall units, finished with a contrasting dark grey composite work surface with incut drainer and matching upstand, breakfast bar seating for six. Green two oven gas fired Aga, inset Fisher & Paykel touch control hob, integrated Neff appliances comprises high level electric oven with slide and hide door, microwave oven, dishwasher and space for freestanding fridge freezer. Door to:-

UTILITY ROOM

12' 00" x 4' 00" (3.66m x 1.22m) Double glazed window to the side elevation and aluminium double glazed door to the rear. Inset lighting, fitted white high gloss base units with composite work surfaces under mounted sink and space and plumbing for washing machine.

FIRST FLOOR

Twin Velux windows to the front elevation, inset lighting, feature pendant and oak doors serve the following rooms:-

BEDROOM ONE

16' 8" x 14' 3" (5.08m x 4.34m) A stunning principal Bedroom suite with aluminium double glazed window to the rear elevation and aluminium double glaze sliding door to the side which leads out to the balcony and offers stunning views of a golf course and the Atlantic Ocean. Inset lighting with feature pendant, double column vertical radiator and television

point.

DRERSS ROOM

7' 7" x 7' 1" (2.31m x 2.16m) Velux window to the front elevation, inset lighting, radiator and door to eves storage.

ENSUITE

7' 11" x 7' 1" (2.41m x 2.16m) Large shower enclosure with mains fed soak head shower with separate hand attachment, wall hung vanity unit with freestanding basin and wall mounted tap, toilet bowl with concealed cistern, chrome wall mounted heated towel rail, Velux window to the front elevation and attractive wall and floor tiling.

BEDROOM TWO

16' 5" x 10' 1" (5m x 3.07m) A bright and spacious guest bedroom with aluminium double glazed window to the rear elevation overlooking the garden and Bude golf course. Vertical column chrome radiator and television point. Door to:-

ENSUITE

7' 1" x 6' 1" (2.16m x 1.85m) Double shower enclosure with mains fed soak head shower with separate hand attachment, pedestal wash hand basin, WC, Velux window to the front elevation, chrome wall mounted heated towel rail, attractive wall and floor tiling and door to eves storage.

BEDROOM THREE

12' 11" x 10' 6" (3.94m x 3.2m) A bright and spacious double bedroom with aluminium double glazed window to the rear elevation overlooking the garden and Bude golf course. Television point and brushed chrome radiator.

BEDROOM FOUR

12' 10" x 10' 8" (3.91m x 3.25m) A bright and spacious double bedroom with aluminium double glazed window to the rear elevation overlooking the garden and Bude golf course.

Television point and brushed chrome radiator.

BATHROOM

8' 6" x 7' 00" (2.59m x 2.13m) Velux window to the front elevation, inset lighting, freestanding bath with wall mounted tap and separate hand attachment, shower enclosure with mains fed soak head shower and separate hand attachment, wall hung vanity unit with inset basin, wall hung toilet bowl with concealed cistern, chrome wall mounted heated towel rail and attractive wall and floor tiling.

OUTSIDE

To the front of the property there is extensive brick paved off road parking with the garden laid to lawn. Side gate leads to a side gravel courtyard which can be accessed from the study with path leading to the South facing enclosed rear garden. Raised slate capped planters, tiled patio seating area with seating, fire pit and the all important outside shower for the post surf/swim.

COUNCIL TAX

Band D

SERVICES

All mains services are connected.

TENURE

Freehold



Ground Floor

Approx. 122.8 sq. metres (1321.7 sq. feet)



First Floor

Approx. 101.8 sq. metres (1095.9 sq. feet)



Total area: approx. 224.6 sq. metres (2417.6 sq. feet)

Colliers
Plan produced using PlanUp.





COLWILLS
estate agents • property management • lettings

EPC to follow

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. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

