





## THE LODGE ,

Crackington Haven, Bude, Cornwall, EX23 0JW

Price £750,000

- A spacious well presented detached bungalow
- Living room with log burner, dining room
- Kitchen/breakfast room with Aga
- Three double bedrooms, master with ensuite, and family bathroom
- Stunning views and well maintained gardens

A spacious and immaculately presented detached bungalow, located in a peaceful rural location, within approximately one mile from the stunning beach of Crackington Haven and within walking distance to the Village Shop. The bungalow is in an Area of Outstanding Natural Beauty with 1/3 acre and enjoys stunning views over the surrounding countryside. The accommodation briefly comprises: entrance hall, sitting room with a wood burner, dining room, modern fitted kitchen with a two oven Aga, utility room, side porch, cloakroom, three double bedrooms with an en-suite shower to the master bedroom and a separate family bathroom. Outside, there is an L-shaped garage/workshop and home office, a gravelled driveway providing extensive off-road parking. To the front of the property there is a large paved seating area, whilst to the rear, the gardens have been terraced with attractive stone walling with mature planting and seating areas.





#### **DIRECTIONS**

From Bude head south on the A39 towards Camelford, after approximately 7 miles turn right at Wainhouse Corner towards Crackington Haven. Remain on this road until passing through The Haven and continue up the hill towards Higher Crackington and take the left-hand turning into Church Park Road. Continue along this road, taking the next right-hand turning and follow this road to the bottom, bear right and the property will be located a short distance along on the left-hand side.

#### **ENTRANCE HALL**

Entering via a UPVC obscure double glazed door to the entrance hall, with matching window to the side elevation. A spacious hall with coved ceiling, radiator and telephone point. Leading through to the:-

#### **INNER HALL**

Loft hatch access with loft partly boarded and light connected. Doors serving the following rooms:-

#### **LIVING ROOM**

**17' 07" x 15' 08" (5.36m x 4.78m)** A dual aspect room with UPVC double glazed bay window to the front elevation looking out to the front garden and with stunning countryside views. A further UPVC double glazed window to the side elevation looking out to the garden and again with views of the surrounding countryside. Coved ceiling, feature contemporary log burner, two radiators, television point and telephone point.

#### **DINING ROOM**

**14' 10" x 12' 10" (4.52m x 3.91m)** A bright and spacious room with UPVC double glazed bay window to the front elevation looking out to the garden and enjoying stunning views of the surrounding countryside. Coved ceiling, two radiators, television point and door leading through to the:-

#### **KITCHEN/BREAKFAST ROOM**

**17' 01" x 13' 09" (5.21m x 4.19m)** A bright and spacious dual aspect room with UPVC double glazed windows to the side and front elevations looking out to the front garden and enjoying stunning views of the surrounding countryside. The kitchen is fitted with a wide range of matching oak fronted wall and base units with soft close doors and drawers, fitted work surface over, inset one and a half bowl sink with side drainer, pull out & spray mixer tap over and attractive tiled splash backing. Feature black and white oil-fired two oven Aga, integrated fridge, space and plumbing for free standing dishwasher, under pelmet lighting, kick plate heating, television point with CCTV connection, coved

ceiling and inset spotlighting. Door to:-

#### **UTILITY ROOM**

**9' 11" x 9' 01" (3.02m x 2.77m)** UPVC double glazed window to the side elevation looking out to the side garden. The utility room is fitted with a range of base units with fitted work surfaces over, space below and plumbing for washing machine, space for tumble dryer, Belfast sink with tiled splash backing and pull out and spray mixer tap over, kick plate heating, CCTV base station and sliding doors to storage cupboards.

#### **SIDE PORCH**

**6' 02" x 6' 0" (1.88m x 1.83m)** UPVC double glazed window to the side elevation looking out to the side garden and a UPVC obscure double glazed door leading out to the front garden and patio seating area. Built-in cupboard, freestanding oil-fired boiler, telephone point and door to:-

#### **CLOAKROOM**

**6' 0" x 2' 11" (1.83m x 0.89m)** Obscure UPVC double glazed window to the rear elevation, wash hand basin with vanity unit under, fully tiled and WC with concealed cistern, and soft close seat.

#### **BEDROOM ONE**

**15' 08" x 11' 08" (4.78m x 3.56m)** A spacious double bedroom with UPVC double glazed window to the rear elevation looking out to the attractive rear gardens. Coved ceiling, radiator and door to:-

#### **ENSUITE**

**11' 09" x 2' 11" (3.58m x 0.89m)** UPVC obscure double glazed window to the rear elevation, shower enclosure with mains fed 'Aqualisa' Q-smart shower over, fully tiled, wash hand basin with vanity unit, WC with soft close seat, wall mounted electric heated towel rail and illuminated sensor mirror.

#### **BEDROOM TWO**

**15' 00" x 11' 09" (4.57m x 3.58m)** A spacious double bedroom with UPVC double glazed window to the side elevation looking out to the driveway and enjoying views of the surrounding countryside. Coved ceiling, radiator. USB charger and telephone point.

### BEDROOM THREE

**11' 10" x 9' 09" (3.61m x 2.97m)** A spacious double bedroom with UPVC double glazed window to the rear elevation looking out to the rear garden.

### FAMILY BATHROOM

**11' 09" x 6' 0" (3.58m x 1.83m)** A recently fitted bathroom comprising of; Walk in double shower enclosure, with glass sliding door, mains fed Mira shower with chrome mixer tap and riser. Low flush WC with soft close seat, wall mounted wash hand basin with chrome tap and vanity unit beneath, panel enclosed bath, with hand held shower attachment and a duel fuel heated towel rail.

### GARAGE

This is divided into two areas: the main garage area measuring 18'6 x 12'10 (5.64m x 3.91m) with an electrically operated up and over door and step leading down to the garage/workshop/store area with pedestrian door to the front. Light and power connected and two UPVC double glazed windows to the rear and side elevations.

### OFFICE

**8' 05" x 7' 05" (2.57m x 2.26m)** A recently converted home office, with UPVC double doors opening to the garden.

### GARDENS

The property is found situated on a beautifully presented and immaculately maintained plot believed to be in the region of one third of an acre. This mature plot boasts an array of large specimen trees and shrubs which creates a beautiful backdrop and also shelter from the wind despite its close proximity to this amazing coastline.

A five bar gate and gravel driveway elegantly leads down to a large turning and parking area. The front of the property boasts an extensive patio area and lawn with magnificent rural views over this tranquil valley. The rear garden is beautifully landscaped with raised lawns and colourful planting borders. Drystone walls with built in seating areas complement the lawn and a further sunken garden (being the former leat) creates a great hideaway garden. The gardens benefit from one of the finest selection of plants, shrubs and trees to include, magnolia tree, monkey puzzle tree, various pines and much more.

A wooden five bar gate and pedestrian gate open onto a long gravelled driveway leading down to the property and garage. To the front of the property there is an extensive stone patio seating area from where those stunning countryside views can be enjoyed, with paths to both sides leading around to the rear of the property. The rear garden has another seating area with an attractive raised flower bed. Stone steps lead passed the hot tub up to a large area of lawn with a wealth of plants, shrubs and mature trees and again enjoys the stunning countryside views. Further steps lead to the old leat garden.

### COUNCIL TAX

Band D

### SERVICES

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

### TENURE

Freehold



**Ground Floor**

Approx. 146.2 sq. metres (1573.3 sq. feet)

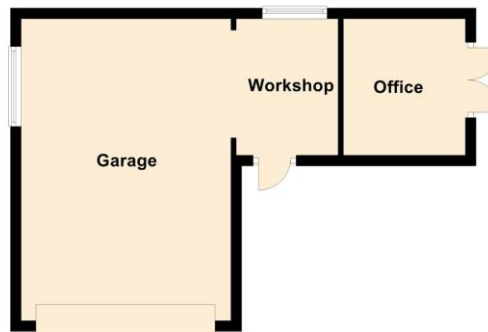


Total area: approx. 146.2 sq. metres (1573.3 sq. feet)

Colwills  
Plan produced using PlanUp.

**Ground Floor**

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 33.1 sq. metres (356.1 sq. feet)

Colwills  
Plan produced using PlanUp.

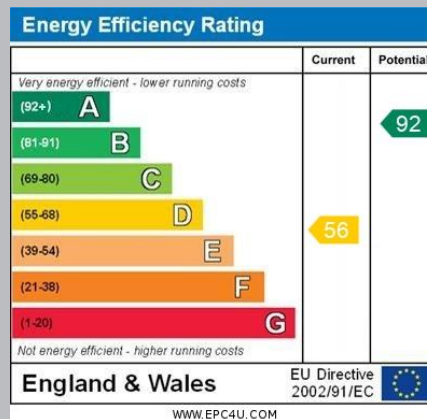




**COLWILLS**  
 estate agents • property management • lettings

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

