





# ELM HOUSE ,

Lanveans, Bude, Cornwall, EX23 8AB

Price £799,950

- Stunning architecturally designed family home, tucked away in a central, yet quiet location
- Super energy efficient, air source heat pump, solar panels with battery pack storage
- Open plan kitchen/living/dining room with wood burner, integrated appliances
- Four generous double bedrooms, dressing room, ensuite to the principal plus two further bath/showroom
- Double garage, off road parking and enclosed gardens with stone resin patio

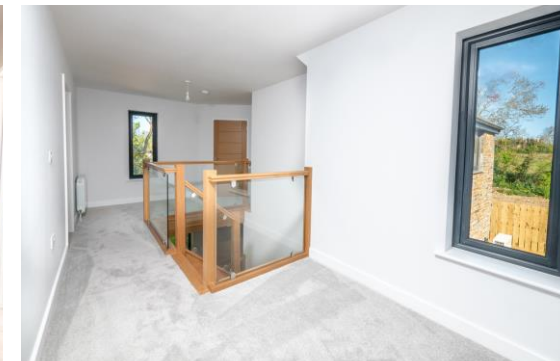
Elm House is a brand new striking detached contemporary house tucked away in a central, yet quiet location built with state of the art materials and is energy efficient thanks to the highly insulated method of construction, solar PV panels with battery pack storage and air source heat pump central heating and hot water system.

This high specification property benefits from underfloor heating throughout the ground floor, slate roof and a blend of natural Cornish stone and cedar cladding making this the ideal low maintenance property.

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

On the first floor there are four spacious double bedrooms, with dressing room and en-suite to the principal bedroom, ensuite to the guest bedroom and separate bathroom.

Outside to the front there is block paved off road parking in front of the double garage and to the rear, enclosed garden laid mainly to lawn with a stone resin patio seating area.





## DIRECTIONS

From the centre of town proceed out along The Strand and turn left at the mini roundabout. Remain on this road passing the Esso petrol station and up the hill. Pass Budehaven Secondary School and just after the school (but before the Morrison's roundabout) there is a turning on the right into Cleavelands. Turn into this road and proceed along passing a row of properties on the right and the property will be located a short distance along on the left hand side.

## ENTRANCE HALL

**11' 5" x 8' 10" (3.48m x 2.69m)** Entering via a contemporary anthracite composite door with double glazed feature window and fixed side panel to the entrance hall. Solid oak and glass balustrade staircase ascending to the first floor, understairs cupboard housing the underfloor heating manifolds, tiled flooring with underfloor heating. Oak doors serve the following rooms:-

## WC

**6' 1" x 4' 8" (1.85m x 1.42m)** UPVC satin double glazed window to the front elevation, grey high gloss vanity unit with inset basin and chrome mixer tap, push button low flush WC with soft close seat, MVHR outlet and tiled flooring with underfloor heating.

## STUDY

**8' 3" x 7' 2" (2.51m x 2.18m)** UPVC double glazed window to the side elevation overlooking the garden. MVHR outlet and engineered oak wood flooring with underfloor heating.

## KITCHEN DINING ROOM

**22' 4" x 15' 5" (6.81m x 4.7m)** A spacious dual aspect room with UPVC double glazed windows to the front and side elevations and aluminium double glazed bi-fold doors to the side. Inset lighting, MVHR outlet, tiled flooring to the kitchen and engineered oak wood flooring to the dining area with underfloor heating.

The kitchen is fitted with a wide range of dark grey wood grain wall and base units with Quartz work surface with matching upstand, undermounted composite sink with mixer tap. Integrated

Siemens appliances comprise WiFi control electric oven, combination oven/microwave, down draft induction hob, fridge freezer and dishwasher.

## LIVING ROOM

**23' 00" x 13' 1" (7.01m x 3.99m)** A triple aspect living room being semi open plan to the kitchen dining room with UPVC double glazed windows to the side and rear elevations and aluminium double glazed bifold doors to the side overlooking and leading out onto the stone resin patio. Slate hearth with contemporary wood burner, television point, MVHR outlet and engineered oak wood flooring with underfloor heating.

## UTILITY ROOM

**11' 5" x 8' 2 max' 5' 11 min" (3.48m x 2.57m)** Fitted base units with work surface, inset stainless steel sink and drainer with mixer tap, space for washing machine, MVHR outlet, tiled flooring with underfloor heating and UPVC double glazed door to the rear elevation.

## BOILER ROOM

**4' 10" x 3' 2" (1.47m x 0.97m)** Pressurised hot water cylinder, heating controls and tiled flooring.

## FIRST FLOOR

A spacious landing with UPVC double glazed window to the front and side elevation. Useful storage cupboard, radiator and loft hatch access. Oak doors serve the following rooms:-

## BEDROOM ONE

**16' 9" x 16' 6" (5.11m x 5.03m)** A spacious triple aspect principle bedroom with inset lighting, MVHR outlet, high level television point/double socket and two radiators.

## DRESSING ROOM

**5' 9" x 5' 6" (1.75m x 1.68m)**

### ENSUITE

**8' 10" x 6' 6" (2.69m x 1.98m)** UPVC satin double glazed window to the rear elevation and inset lighting. Large shower enclosure with mains fed soak head shower with separate hand attachment, grey high gloss vanity unit with inset basin and chrome mixer tap, push button low flush WC with soft close seat, anthracite heated towel rail and attractive wall and floor tiling.

### BEDROOM TWO

**15' 6" x 11' 7" (4.72m x 3.53m)** A bright and spacious guest bedroom with UPVC double glazed windows to the front and side elevations. Inset lighting, MVHR outlet, television point and radiator.

### ENSUITE

**7' 00" x 5' 9" (2.13m x 1.75m)** Inset lighting, large shower enclosure with mains fed soak head shower with separate hand attachment, grey high gloss vanity unit with inset basin and chrome mixer tap, push button low flush WC with soft close seat, anthracite heated towel rail and attractive wall and floor tiling.

### BEDROOM THREE

**13' 1" x 12' 10" (3.99m x 3.91m)** A spacious double bedroom with UPVC double glazed window to the side elevation. Inset lighting, MVHR outlet, television point and radiator.

### BEDROOM FOUR

**13' 1" x 9' 10" (3.99m x 3m)** A spacious double bedroom with UPVC double glazed window to the side elevation overlooking the gardens. Inset lighting, MVHR outlet, television point and radiator.

### BATHROOM

**10' 6" x 8' 4" (3.2m x 2.54m)** UPVC satin double glazed window to the side elevation and inset lighting. Double ended bath with central chrome mixer tap, large shower enclosure

with mains fed soak head shower with separate hand attachment, grey high gloss vanity unit with inset basin and chrome mixer tap, push button low flush WC with soft close seat, anthracite heated towel rail and attractive wall and floor tiling.

### GARAGE

**17' 3" x 16' 7" (5.26m x 5.05m)** A double garage with 16ft wide electric sectional door, light and power connected, wall mounted consumer unit, PV solar panel controls, electric car charger and Pylontech battery.

### OUTSIDE

To the front of the property there is block paved driveway for three vehicles with stone resin path leading to the front door and around the property. To the front and right side the gardens are laid to lawn. To the left side of the house the enclosed garden is laid mainly to lawn with a low stone wall with fence boundary and stone resin patio.

### COUNCIL TAX

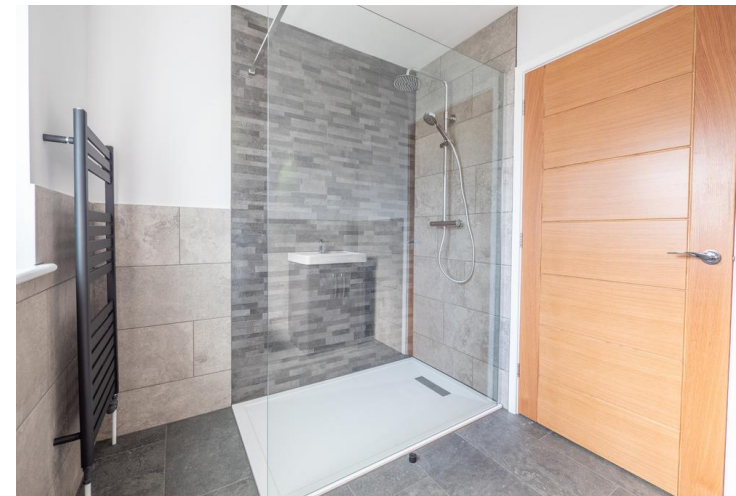
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### SERVICES

Mains electricity, water and drainage. Air source heat pump for the heating and solar PV panels. Mechanical ventilation with heat recovery (MVHR)

### TENURE

Freehold



**Ground Floor**

Approx. 118.8 sq. metres (1257.3 sq. feet)



**First Floor**

Approx. 118.6 sq. metres (1276.8 sq. feet)



Total area: approx. 235.4 sq. metres (2534.1 sq. feet)

Colwell  
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>	95	95
(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	



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

32 Queen Street  
Bude, Cornwall  
EX23 8BB

