





3 LANVEANS, CLEAVELANDS

Bude, Cornwall, EX23 8AB

Price £765,000

- Stunning architecturally designed family home
- Contemporary interior, kitchen/breakfast/family room, living room, dining room, conservatory
- Five double bedrooms, impressive, vaulted master with en-suite
- Family bathroom and wet room, utility, garage, enclosed gardens
- Super energy efficient, air source heat pump

An exceptionally well appointed stunning architecturally designed, eco-efficient, contemporary family home tucked away in a central, yet quiet location and boasting a light and spacious modern interior.

You are welcomed by a double height entrance hall with a solid oak and glass staircase, wet room, living room with a contemporary wood burner and engineered oak wood flooring, dining room with integrated Sonos speakers, impressive kitchen/breakfast/family room with a bespoke kitchen, bi-fold doors and integrated Sonos speakers, conservatory, utility room, five first floor double bedrooms, to include an impressive vaulted master bedroom and en-suite with enclosed balcony, as well as a large family bathroom.

Outside, there is extensive bricked paved off-road parking, in front of the garage, gardens to the front and rear laid to lawn with an attractive slate patio seating area.

The property also benefits from being super energy efficient due to a high level of insulation, modern air source heat pump.





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 the property can be found on the right hand side.

ENTRANCE HALL

Entering via a composite door with obscure double glazed side panels to an impressive double height entrance hall with solid oak and glass staircase ascending to the first floor and inset LED lighting, inset spotlights and attractive tiled flooring with underfloor heating. Oak doors serve the following rooms:-

WET ROOM

7' 1" x 6' 11" (2.16m x 2.11m) Inset lighting, extractor fan, attractive fully tiled walls and tiled flooring, Bristan shower and matching Kohler two piece suite comprising contemporary wall mounted wash hand basin with chrome mixer tap over, push button low flush WC and wall mounted chrome heated towel rail.

LIVING ROOM

19' 2" x 16' 1" (5.84m x 4.9m) A bright and spacious dual aspect room with UPVC double glazed windows to the front and side elevations looking out to the garden. Feature contemporary wood burner mounted on a glass hearth, wall mounted speaker points, high level television socket and engineered oak wood flooring with underfloor heating.

BOILER ROOM

7' 2" x 6' 6" (2.18m x 1.98m) Pressurised water cylinder and solar thermal hot water controls, underfloor heating manifolds and Smart Eye wiring system for multimedia home cinema system and Sonos integrated speaker system. Continuation of the attractive tiled flooring.

DINING ROOM

13' 11" x 11' (4.24m x 3.35m) UPVC double glazed french doors leading out to the conservatory, inset ceiling Sonos speakers, continuation of the attractive tiled flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM

19' 1" x 17' 4" (5.82m x 5.28m) A bright and spacious dual aspect room with UPVC double glazed bi-fold doors to the rear elevation leading out onto the slate patio seating area, UPVC double glazed window to the side elevation, inset spotlights and inset ceiling Sonos speakers. This beautifully appointed room comprises: bespoke Simply Wood kitchen with a range of matching wall and base units with soft close drawers and doors, striking Corian work surface over with matching upstand, central island unit with a breakfast bar seating area and under mounted sink with incut drainer, boiling hot water tap and separate mixer tap. Integrated Neff appliances comprise of oven, combination microwave, large induction touch control hob with extractor canopy over, integrated dishwasher, space for American style fridge freezer, high level television point and socket and continuation of the attractive tiled flooring with underfloor heating.

CONSERVATORY

15' 3" x 13' 5" (4.65m x 4.09m) UPVC double glazed windows, UPVC double glazed french doors leading out to the slate patio seating area, UPVC double glazed roof and continuation of the attractive tiled flooring with underfloor heating.

UTILITY ROOM

10' 2" x 8' 4" (3.1m x 2.54m) UPVC double glazed window to the rear elevation looking out to the rear garden, UPVC double glazed door leading out to the slate patio seating area, fitted base units with work surface over, space and plumbing for washing machine, space for tumble dryer, wall mounted consumer units, continuation of the attractive tiled flooring with underfloor heating and inset spotlights. Door to garage.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, inset spotlights, loft hatch access and cupboard housing the underfloor heating manifolds. Oak doors serve the following rooms:-

BEDROOM ONE

17' 1" x 12' 6" (5.21m x 3.81m) Double height vaulted room with floor to ceiling feature windows, double glazed french doors leading out to the covered balcony seating area enjoying views overlooking the garden, built-in solid walnut wardrobes, high level television point, socket and telephone point. Door to:-

EN-SUITE SHOWER

9' 4" x 5' 10" (2.84m x 1.78m) A well appointed shower room with large walk-in double shower enclosure with curved glass shower screen, Kohler contemporary matching white two piece suite comprising wall mounted wash hand basin with chrome mixer tap over and low flush push button WC. Inset spotlight, extractor fan, fully tiled walls, tiled flooring and wall mounted electric heated towel rail.

BEDROOM TWO

13' 11" x 11' (4.24m x 3.35m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the rear garden. Television point.

BEDROOM THREE

21' 10" x 10' 4" (6.65m x 3.15m) Velux window to the front elevation and velux balcony window to the rear elevation overlooking the rear garden. A bright and spacious double bedroom with high level television point and socket, built-in fitted storage and door to eaves storage.

BEDROOM FOUR

14' 1" x 9' 4" (4.29m x 2.84m) A bright and spacious double bedroom with UPVC double glazed french doors to the front elevation opening out to a Juliet balcony overlooking the front garden with high level television point, socket and telephone point.

BEDROOM FIVE

14' 4" x 9' 5" (4.37m x 2.87m) A bright and spacious double bedroom with UPVC double glazed french doors to the front elevation opening out to a Juliet balcony overlooking the front garden with high level television point, socket and telephone point.

FAMILY BATHROOM

9' 5" x 9' 1" (2.87m x 2.77m) Another beautifully appointed bathroom with polished fully tiled walls, tiled flooring, large double ended bath with central chrome mixer tap over and pop up plug, separate shower enclosure, Kohler wall mounted contemporary wash hand basin with mixer tap over and low flush push button WC, wall mounted chrome electric heated towel rail, inset spotlights and extractor fan.

GARAGE

21' 10" x 10' 1" (6.65m x 3.07m) Electrically operated door. Light and power connected.

GARDENS

To the front of the property there is an extensive area of brick paved off-road parking with a slate path leading to the front door and the garden being mainly laid to lawn with an attractive laurel hedge. The garden to the rear of the property is mainly laid to lawn with well established and attractive flower beds to the rear, a large slate patio seating area being accessed from the kitchen/family room and conservatory, outside power socket and covered log store. The air source heat pump is located to the side of the property.

COUNCIL TAX

Band F

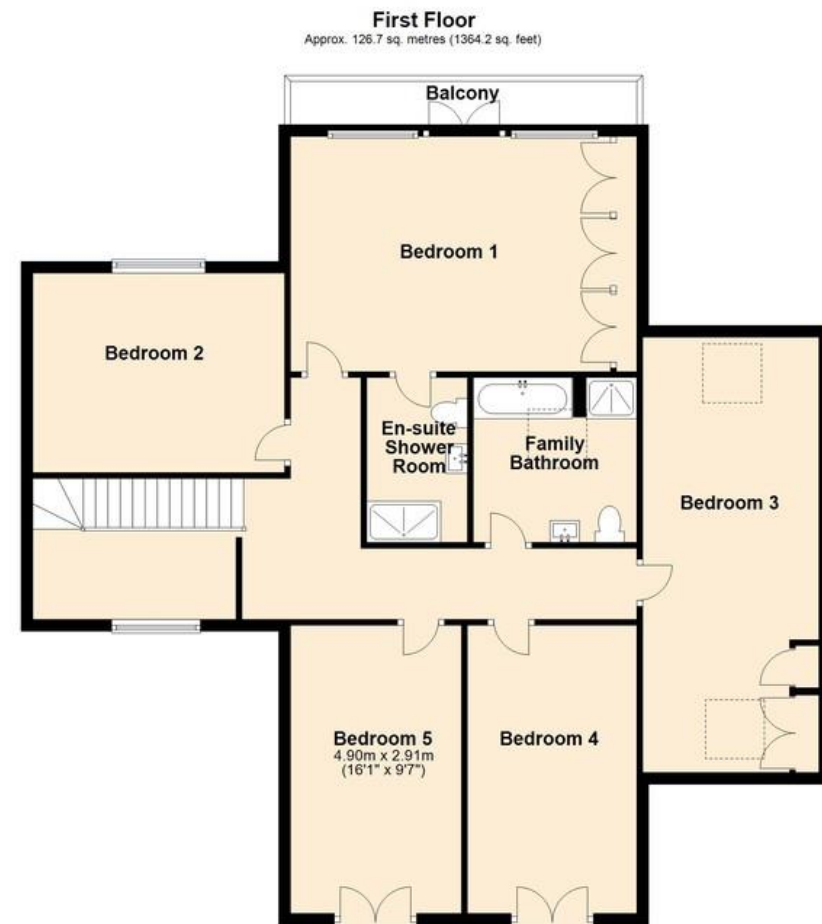
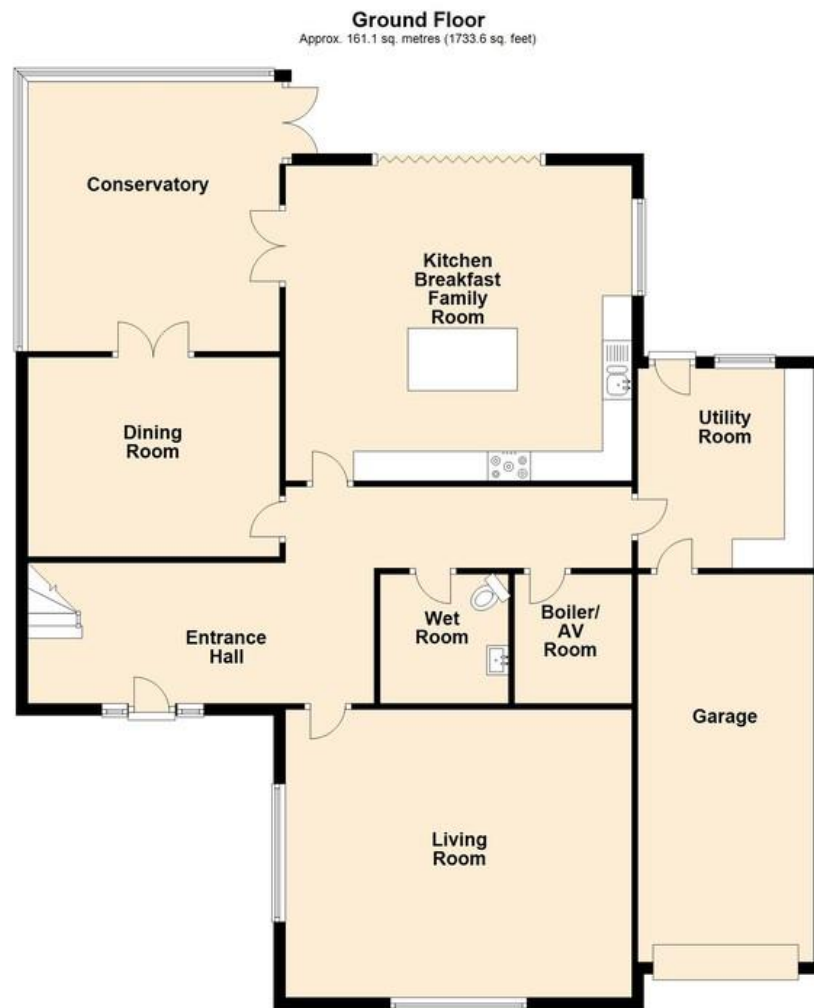
SERVICES

Mains electricity and mains water. Private drainage via an independent treatment plant located in the garden. Heating is provided via a state of the art air source heat pump, which is complemented with solar panels for thermal hot water heating, providing an incredibly efficient system in this highly insulated modern home.

TENURE

Freehold





Total area: approx. 287.8 sq. metres (3097.8 sq. feet)

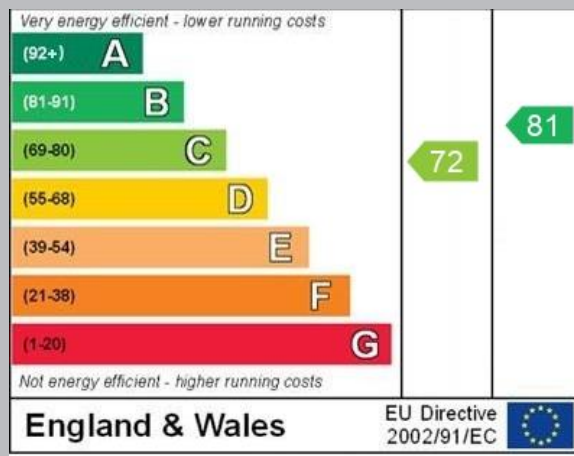
Colwills
Plan produced using PlanUp.





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



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