





AALEEN, COMBE LANE

Widemouth Bay, Bude, Cornwall, EX23 0AA

Price £900,000

- Contemporary detached home with sea views
- Walking distance to the beach and coastal path
- First floor vaulted living space with balcony and views
- 3 Ground floor bedrooms, 3 bath/ shower rooms
- Enclosed garden with large store shed and off-road parking,

An exceptional architectural home in this highly sought after coastal location which is fortunate to be tucked away in a quiet setting yet benefits from sea views and is within walking distance of the sandy surfing beaches of Widemouth Bay.

Built without compromise, Aaleen is contemporary self-build that embraces the best of design, build and efficiency. The Japanese Shou-Sugi-Ban cladding makes a bold statement, whilst also ensuring longevity. Behind this façade is a highly insulated build that is constructed using Insulated Concrete Formers and then heated with Air Source Heat pump for further efficiency.

The inverted accommodation takes advantage of the best of the sea views from the first floor open-plan kitchen living space, whilst on the ground floor there is a welcoming entrance hall, three bedrooms with an en-suite to the principal bedroom and a family bathroom. There is also a further shower room, and utility. Outside is an enclosed garden with useful store and parking.





DIRECTIONS

From the centre of town proceed out of Bude along The Strand turning right at the mini roundabout towards Widemouth. Continue along the coastal road until reaching Widemouth Bay, pass the main beach car park and then take the second left turning into Leverlake Road and the second right into Combe Lane and the property will be located a short distance along on the right-hand side.

ENTRANCE HALL

Entering via an aluminium door with matching fixed double glazed side panel to a part double height entrance hall. A bright and spacious hall with feature Diespeker Terrazzo tread staircase with bespoke burr elm handrail ascending to the first floor, Diespeker Terrazzo tiled flooring with underfloor heating, fitted understairs storage cupboards with pull out shelves, hanging rails and underfloor heating manifolds. Doors serve the following rooms:-

BEDROOM ONE

13' 3" x 11' 5" (4.04m x 3.48m) A spacious principal bedroom with inset lighting, MVHR outlet, aluminium double glazed window to the front elevation. Fitted wardrobes, bamboo wood flooring with underfloor heating.

ENSUITE

7' 5" x 6' 5" (2.26m x 1.96m) Inset lighting, MVHR outlet, aluminium opaque double glazed window to the front elevation. Double shower enclosure with soak head shower, separate hand attachment, bespoke wall hung vanity unit with freestanding basin, wall mounted tap, mirror with integrated lighting and demister fitted above, electric toothbrush charger, push button low flush WC, attractive tiled feature wall with tiled flooring and wall mounted heated towel rail.

BEDROOM TWO

13'8 max' 11'2 min" x 9' 11" (4.24m x 3.02m) A spacious double bedroom with aluminium double glazed window to the rear elevation overlooking the gardens. Inset lighting, MVHR outlet, fitted wardrobes and bamboo flooring with underfloor heating.

BEDROOM THREE

13'8 max' 11'2 min" x 9' 9" (4.24m x 2.97m) A spacious double bedroom with aluminium double glazed window to the rear elevation overlooking the gardens. Inset lighting, MVHR outlet, fitted wardrobes and bamboo flooring with underfloor heating.

BATHROOM

9' 10" x 6' 5" (3m x 1.96m) Inset lighting, MVHR outlet, aluminium opaque double glazed window to the side elevation. Double ended bath with central wall mounted tap, wall hung basin with mixer tap, mirror with integrated lighting and demister fitted above, electric toothbrush charger, push button low flush WC, attractive wall tiling, Diespeker Terrazzo tiled floor with underfloor heating and wall mounted heated towel rail.

UTILITY ROOM

8' 3" x 7' 4" (2.51m x 2.24m) Inset sensor lighting, MVHR outlet, base unit with fitted worksurface, composite sink and drainer with extendible mixer tap, cupboard housing the pressurised hot water cylinder, consumer unit, tiled flooring with underfloor heating and aluminium door to the side elevation. Door to:-

SHOWER ROOM

8' 2" x 7' 4" (2.49m x 2.24m) Inset lighting, MVHR outlet, aluminium opaque double glazed window to the side elevation. Double shower enclosure with soak head shower, separate hand attachment, stainless steel dog bath with tap and shower attachment, wall and floor tiling with underfloor heating. Two-Person Indoor Infra Red Sauna, solid wood construction.

OPEN PLAN KITCHEN LIVING DINING ROOM

32' 00" x 28' 6" (9.75m x 8.69m) A bright and spacious dual aspect multi zone room with 15ft high vaulted ceilings with useful storage. Inset lighting, MVHR outlet, feature pendant lighting over the dining table and bamboo flooring. Aluminium double glazed feature windows to the front and rear elevation and large glazed gable to the rear with sliding doors over stunning sea and cliff views.

The kitchen is finished with a matching range of bespoke wall and base units with a solid hardwood worktop crafted from a single piece of Hawaiian Acacia, with breakfast bar seating, undermounted sink, integrated appliances comprise electric oven, microwave steam oven, plate warmer, inset hob with remote control flush ceiling mounted extractor, wine fridge and dishwasher.

PANTRY

7' 4" x 7' 00" (2.24m x 2.13m) Aluminium double glazed window to the front elevation, inset lighting, MVHR outlet and bamboo flooring. Fitted bespoke base units with integrated dishwasher, stainless steel worksurface with sink, drainer, waste disposal system, Quooker boiling tap providing filtered chilled and sparkling water. Fitted shelving.

COVERED TERRACE

28' 00" x 5' 2" (8.53m x 1.57m) Terrace seating area offering stunning views towards Widemouth Bay coastline and cliffs. External lighting, slate capping to the walls with metal balustrades.

OUTSIDE

To the front of the property there is extensive off-road parking with side gate and path leading to the enclosed garden with covered patio seating area, garden sleeper edged lawn with planting. Outside light and sockets. Useful outside store 16'2 x 7'9 with glazed window, wooden pedestrian single side and double front doors, light and power connected.

COUNCIL TAX

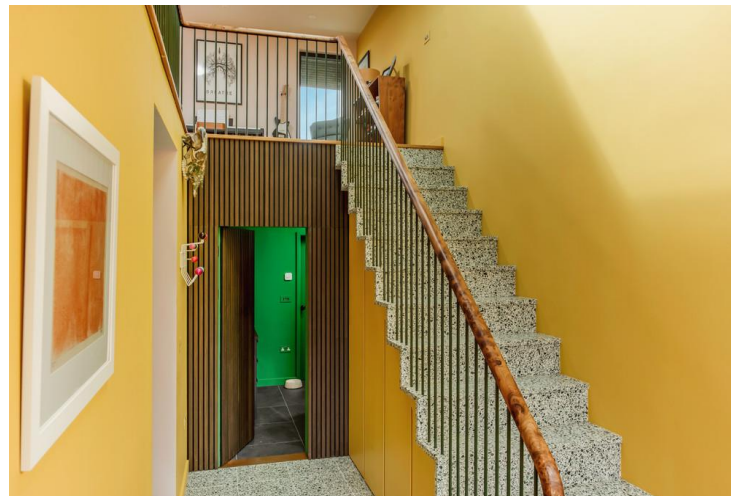
Band F

SERVICES

Mains electricity, water and drainage. Air source heat pump for the underfloor heating. Wiring in place for EV charger.

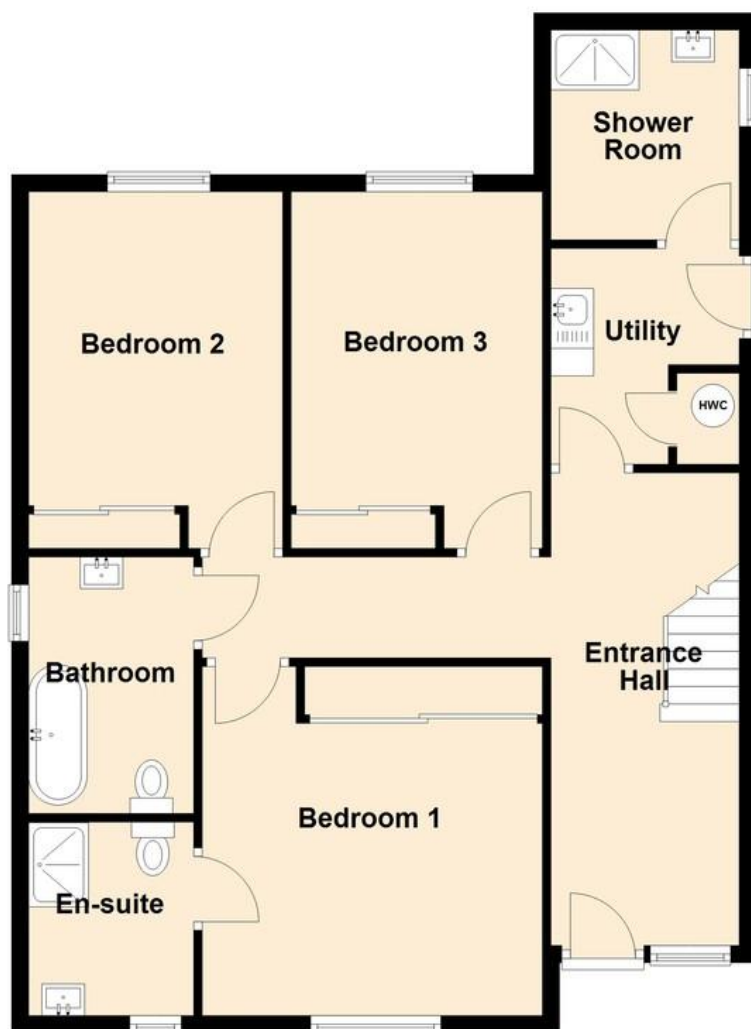
TENURE

Freehold



Ground Floor

Approx. 82.2 sq. metres (885.2 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.4 sq. feet)



Total area: approx. 160.3 sq. metres (1725.6 sq. feet)





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

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 92 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |



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