





FINCHFIELD, LEVERLAKE ROAD

Widemouth Bay, Bude, Cornwall, EX23 0AF

Price £950,000

- Stunning, spacious contemporary Beach house
- Walking distance of Widemouth Bay beach
- Large open plan living space with bi-fold doors
- Three double bedrooms all with ensembles and further shower
- Garage, parking and gardens with coastal planting

A striking detached beach house found in the prime, near front row position at Widemouth Bay and only a 'hop-skip' to the beach and rugged coastal walks.

This high specification, and energy efficient property benefits from underfloor heating throughout the ground floor, aluminium double glazing, steel guttering, slate roof and a blend of crisp white render, which is set off with larch vertical cladding, for that perfect coastal look.

Internally the property comprises; entrance lobby, large open plan kitchen/living/dining room with large format architectural tiling and bi-fold doors that open out to the rear garden, high gloss kitchen with granite work surfaces and a large glazed roof lantern over the central island, two air conditioning units, utility, two ground floor double bedrooms with ensembles and a further separate family shower room. Ash staircase a first floor principal bedroom with a coastal outlook from the front dormer window, dressing area and ensuite shower room.

Outside the property is set back from the road and is accessed via a pair of contemporary anthracite aluminium and larch electric entrance gates, which opens onto a gravel resin bound driveway. To the rear the garden is enclosed and laid to lawn with a large decked seating area and further patio area with hot tub, gazebo and bar, attractive coastal planting with feature lighting and the all important outside shower.





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 property will be located a short distance along on the left-hand side.

OPEN PLAN LIVING/KITCHEN/DINING ROOM

43' 7" x 17' 10" (13.28m x 5.44m) Entering via an anthracite aluminium door with four obscure double glazed feature glass panes opening into a bright and spacious dual aspect multi zone room with anthracite aluminium double glazed windows to the front and side elevations, with matching bi-fold doors to the rear, all with integrated blinds. Large glazed roof lantern over the central island, two wall mounted air conditioning units, inset spot lighting and MVHR vents. Solid ash turning staircase ascending to the first floor with a useful cupboard and attractive large format architectural tiling with under floor heating.

The kitchen area is finished with a wide range of matching white high gloss wall and base units with granite work surface over with matching upstands and in cut drainer, under mounted stainless steel sink, electric Rangemaster cooker with extractor over, American style fridge/freezer and an integrated dishwasher. Seating for three at the central island and feature LED multi coloured strip lighting.

UTILITY ROOM

11' 5" x 8' 10" (3.48m x 2.69m) Large roof light, door to cupboard housing the underfloor heating manifolds and pressurised hot water cylinder and solar thermal controls. The utility is finished with a range of matching white high gloss wall and base units with a square edge grey concrete effect laminate work surface over, inset stainless steel sink and drainer with mixer tap over, Miele washing machine and Miele for tumble dryer. Door into the garage.

INNER HALL

Sensor lighting, large format architectural tiling and oak doors serve the following rooms:-

BEDROOM TWO

15' 3" x 11' 4" (4.65m x 3.45m) An impressive double bedroom with double vaulted ceiling with three electrically operated Velux windows, anthracite aluminium double glazed french doors

with integrated blinds leading out to the garden, built-in wardrobe, inset lighting, feature LED strip multi coloured lighting, high level socket with network point, attractive large format architectural tiling with underfloor heating and MVHR vent. Door to:-

ENSUITE

7' 9" x 5' 7" (2.36m x 1.7m) Inset spotlighting, obscure anthracite aluminium double glazed window to the side elevation, attractive polished wall tiles with satin chrome edging strip and attractive tiled flooring and underfloor heating. Large shower enclosure with ceiling mounted soak head, separate wall mounted hand attachment and feature glass mosaic tiled wall. Wall hung vanity unit with soft close drawers and an inset basin, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

BEDROOM THREE

13' 9" x 9' 4" (4.19m x 2.84m) An impressive double bedroom with double vaulted ceiling with an electrically operated Velux window and an anthracite aluminium double glazed window with integrated blind to the front elevation. Built-in wardrobe, inset lighting, feature LED strip multi coloured lighting, high level socket with network point, attractive large format architectural tiling with underfloor heating and MVHR vent. Door to:-

ENSUITE

7' 2" x 3' 10" (2.18m x 1.17m) Inset spotlighting, obscure anthracite aluminium double glazed window to the side elevation, attractive polished wall tiles with satin chrome edging strip and attractive tiled flooring with underfloor heating. Large shower enclosure with ceiling mounted soak head, separate wall mounted hand attachment and feature glass mosaic tiled wall, wall hung vanity unit with an inset basin. Wall hung toilet bowl with concealed cistern, Bidet Douche Shower Spray and a chrome wall mounted heated towel rail.

FAMILY SHOWER ROOM

8' 00" x 7' 2" (2.44m x 2.18m) Inset spotlighting, twin obscure anthracite aluminium double glazed windows to the side elevation, attractive polished wall tiles with satin chrome edging strip and attractive tiled flooring with underfloor heating. Large shower enclosure with ceiling mounted soak head, separated wall mounted hand attachment and feature glass tiled wall, wall hung vanity unit with soft close drawers and an inset basin. Wall hung toilet bowl with concealed

cistern, Bidet Douche Shower Spray and a chrome wall mounted heated towel rail.

FIRST FLOOR

Anthracite aluminium double glazed window to the side elevation with electrically controlled blind, solid ash staircase with contemporary glass panels, feature LED strip lighting to the walls and door to:-

STORAGE ROOM

Velux window to the side elevation, Engrgisuva 400 Mechanical Ventilation Heat Recovery unit, internet router, cable and terrestrial TV connections, non slip flooring and hanging rail.

BEDROOM ONE

22' 00 max" x 12' 2" (6.71m x 3.71m) An impressive and spacious principal dual aspect bedroom with anthracite aluminium double glazed window to the front elevation with matching side cheek windows enjoying views down towards the coastline, and anthracite aluminium double glazed window to the rear both, with integrated blinds. Dressing area with hanging rails, pull out drawers and shelving, inset lighting, high level socket with network point, wall mounted air conditioning unit and doors to useful eve storage cupboards. Door to:-

ENSUITE

12' 5" x 4' 8" (3.78m x 1.42m) Inset spotlighting, obscure anthracite aluminium double glazed window to the side elevation and Velux window to the rear. Attractive polished wall tiles with satin chrome edging strip and attractive tiled flooring with underfloor heating. Large shower enclosure with ceiling mounted soak head, separate wall mounted hand attachment and feature glass tiled wall, wall hung vanity unit with soft close drawers and an inset basin, low flush toilet bowl and cistern, Bidet Douche Shower Spray and a chrome wall mounted heated towel rail.

GARAGE

14' 1" x 8' 3" (4.29m x 2.51m) Electrically operated roller door with anthracite aluminium obscure double glazed door to the side elevation, Grant floor standing oil fired boiler, non slip floor, built in cupboard and CCTV monitor and control module.

OUTSIDE

The property is set back from the road and is accessed via a pair of contemporary anthracite aluminium and larch electric automatic entrance gates which open onto a gravel resin bound driveway, providing extensive off-road parking, with EV charging station located close to the garage, railway sleeper edged planter with coastal planting to one side.

Anthracite aluminium gate leads to the rear garden which is enclosed with attractive horizontal tall striped fencing, acting as an ideal windbreak, making the garden a real sun trap, feature inset lighting, central lawn with palm tree, extensive decked seating area, which is accessed via the bi-fold doors from the living/kitchen/dining room, and also bedroom two. Path leads to the patio seating area with automatic temperature control hot tub with insulated cover, gazebo and bar, attritive coastal planting with feature external lighting and outside shower with an aluminium privacy screen. There is also a useful garden shed with lighting and shelving.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired central heating and solar thermal panel.

TENURE

Freehold



Ground Floor

Approx. 153.8 sq. metres (1655.1 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 210.4 sq. metres (2264.3 sq. feet)

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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+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	81	88
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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

32 Queen Street
Bude, Cornwall
EX23 8BB

