





BY BRIDGE , BREAKWATER ROAD

Bude, Cornwall, EX23 8LQ

Guide Price £1,400,000

- Never before available on the open market and with no onward chain
- Superbly positioned with uninterrupted, panoramic views of Summerleaze Beach, coastline and canal
- Living room with panoramic window, dining room, kitchen/breakfast room
- Three well proportioned bedrooms, principal suite with a walk-in wardrobe and ensuite
- Garage with adjoining boiler/utility room, landscaped wrap around gardens

Never before available on the open market, By Bridge is a truly exceptional find, one of only two detached bungalows in an extraordinary position along the highly sought after Breakwater Road. Just 200 yards from the Sea Lock and the golden sands of Summerleaze Beach, this prime location offers the best of Bude's coastal lifestyle, with the town centre, library, renowned restaurants and the elegant Falcon Hotel all within a short stroll.

Elevated to make the most of its breathtaking surroundings, the property enjoys uninterrupted, panoramic views stretching across Bude Canal, Summerleaze Beach and the Atlantic Ocean, a captivating vista that defines coastal living at its finest.

The property offers an entrance hall, bright and airy living room, where a striking panoramic window captures the stunning views towards Summerleaze beach and the Atlantic Ocean. There is a separate dining room, kitchen/breakfast room, three well proportioned bedrooms, including a principal suite with a walk-in wardrobe, ensuite and separate bathroom.

Outside, the home is perfectly suited for a relaxed beachside lifestyle. A garage with an adjoining utility/boiler room includes a staircase leading directly up to the entrance hall, an ideal layout for a post beach rinse after a day on the beach. Generously proportioned landscaped gardens extend to the sides and rear of the property, offering private outdoor spaces to unwind. With off-road parking and no onward chain, By Bridge presents a rare opportunity to own a dream home in one of Bude's most prestigious locations.





DIRECTIONS

From the centre of town proceed along The Strand and turn right at the mini roundabout. Proceed over the bridge and then take the first right into Breakwater Road. Proceed along the road and the property will be located a short distance along on the left-hand side.

ENTRANCE HALL

Entering via wooden framed glazed door with matching fixed side panel opening to the entrance hall, loft hatch access door, two useful storage cupboards and door to airing cupboard housing the factory lagged hot water cylinder and immersion heater. Doors serve the following rooms:-

LIVING ROOM

24' 8" x 13' 4" (7.52m x 4.06m) The bright and spacious triple aspect reception room with large wooden framed double glazed curved window to the front elevation offering stunning uninterrupted views across Bude Canal, Summerleaze beach and coastline. Wooden framed double glazed window to the side elevation and double glazed sliding door to the rear elevation overlooking and leading out to the gardens. Coved ceiling, stone fireplace and TV shelf with tiled hearth and recess for gas fire and three radiators.

DINING ROOM

13' 3" x 11' 5" (4.04m x 3.48m) Wooden framed double glazed window to the front elevation overlooking Bude Canal and towards Summerleaze beach. Radiator. Door to the entrance hall and further door to:-

KITCHEN/BREAKFAST ROOM

13' 3" x 11' 11" (4.04m x 3.63m) Wooden framed double glazed window to the front

elevation overlooking Bude Canal and wooden framed glazed door to the side. The kitchen is finished with a range of matching wooden wall and base units fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset four ring gas hob, integrated high-level electric double oven, space for freestanding fridge freezer, space and plumbing for dishwasher and radiator.

BEDROOM ONE

17' 6" x 13' 8" (5.33m x 4.17m) A bright and spacious dual aspect principal double bedroom with wooden framed double glazed windows to the front and side elevations offering stunning views across Bude Canal and gardens. Two radiators and arch way to dressing area with two built-in double wardrobes.

ENSUITE

8' 00" x 5' 10" (2.44m x 1.78m) Wooden framed obscure glazed window to rear elevation, quadrant shower enclosure with mains fed shower, vanity unit with inset basin, push button low flush WC and radiator.

BEDROOM TWO

12' 1" x 11' 11" (3.68m x 3.63m) A bright and spacious double bedroom with wooden framed double glazed window to rear elevation, fitted double wardrobe with dressing table, vanity unit within inset basin and radiator.

BEDROOM THREE

9' 9" x 8' 3" (2.97m x 2.51m) A bright double bedroom with wooden framed double glazed window to rear elevation, fitted double wardrobe, vanity unit within inset basin and radiator.

BATHROOM

9'9 max' 6'9 min" x 6' 10" (2.9m x 2.08m) Wooden framed obscure window to rear elevation, panel enclosed bath, pedestal wash hand basin, WC and radiator.

TENURE

Freehold

LOWER HALL

Stairs descend to the lower hall with door to:-

DOUBLE GARAGE

20' 2 max" x 16' 11 max" (6.15m x 5.16m) Electrically operated up and over door with light and power connected. Wall mounted consumer unit, gas and electric meters. Door to useful storage space.

UTILITY

7' 5" x 5' 11" (2.26m x 1.8m) Space and plumbing for washing machine and floor standing gas fired boiler.

OUTSIDE

To the front of the double garage there is extensive off road parking with steps ascending to the front door. Gardens wrap around the property and the private gardens are laid mainly to lawn with established mature planting and shrubs, with views over Bude Canal and double wooden gates open onto Church Path.

COUNCIL TAX

Band F

SERVICES

All mains services are connected



Ground Floor

Approx. 140.1 sq. metres (1507.8 sq. feet)



Lower Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



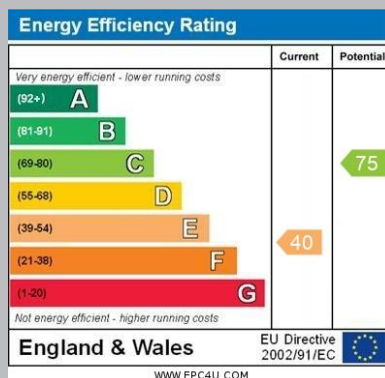
Total area: approx. 173.9 sq. metres (1871.5 sq. feet)





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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

