





2A LYNSTONE COTTAGES

Lynstone, Bude, Cornwall, EX23 0LW

Price £875,000

- Contemporary architect designed detached property
- Walking distance to Bude town Centre and beaches
- Living room with bifold doors, dining room, kitchen/breakfast room
- Four bedrooms, principal bedroom with dressing room and ensuite, three further bath/shower rooms
- Off road parking, garage, large Millboard terrace and lawn gardens

2a Lynstone Cottages is a superbly appointed architect designed detached property, blending contemporary luxury with exceptional energy efficiency, in a highly sought after location. Just a short distance from Bude town centre, the canal, beaches, and the scenic coastal path.

Step inside to discover a spacious, light filled interior for effortless modern living. The ground floor features stylish Microcement flooring with underfloor heating throughout. The welcoming entrance hall is highlighted by an open tread walnut staircase with brushed chrome accents, providing access to all three floors, living room, complete with a wood burner and impressive 11ft wide bi-fold doors, seamlessly connects to the outdoor space, separate dining room, contemporary kitchen/breakfast room, featuring a large central island/breakfast bar and Siemens integrated appliances. There is also a ground floor shower room, utility room and dedicated appliance room.

On the first floor there are three bedrooms, including a guest bedroom with an ensuite shower room, as well as a separate family bathroom. The top floor is dedicated to the principal suite, a stunning, triple aspect bedroom that enjoys elevated views towards Bude town.

Outside there is a block paved driveway with off road parking for three vehicles and a large single garage. To the rear, a full width Millboard decked terrace with frameless glass balustrade provides a perfect space for outdoor entertaining with steps that lead down to an area of lawn.





DIRECTIONS

From the centre of Bude, continue along the Strand and turn right at the mini roundabout towards Widemouth Bay. Proceed up Lynstone Road and the property will be found on the left hand side.

ENTRANCE HALL

Entering via a aluminium opaque double glazed door with matching fixed side panel to the entrance hall. Feature walnut and brushed chrome open tread staircase ascending to the first floor, inset feature lighting, Microcement floor with underfloor heating and doors serve the following rooms:-

LIVING ROOM

19' 6" x 14' 4" (5.94m x 4.37m) A bright and spacious reception room with 11'5 wide aluminium double glazed bifold doors with integrated blinds overlooking the surrounding countryside and leading out onto the large terrace seating area. Feature double sided high level wood burner with integrated log store to the side, television recess with glass shelf, Microcement floor with underfloor heating.

DINING ROOM

14' 1" x 12' 11" (4.29m x 3.94m) A bright and spacious reception room with aluminium double glazed bifold doors with integrated blinds to the front elevation leading out to the private enclosed courtyard garden. Feature pendant lighting and Microcement floor with underfloor heating.

KITCHEN

16' 1" x 15' 11" (4.9m x 4.85m) A beautifully appointed kitchen breakfast room with 11'5 wide aluminium double glazed bifold doors with integrated blinds overlooking the surrounding countryside and leading out onto the large terrace seating area. Recessed lighting, three feature pendant lights, led lighting and Microcement floor with underfloor heating.

The kitchen is finished with bespoke handleless wall and base unit with matt grey wall units and contrasting white base units with Corian worksurface with moulded double sink with Quooker boiling hot tap, large central island with micro cement work surface with seating for six people. Siemens integrated appliances comprise pyrolytic electric oven, warming drawer, microwave combi oven, full height fridge, full height freezer, dishwasher and Liebherr twin zone wine cooler.

UTILITY ROOM

9' 00" x 7' 6" (2.74m x 2.29m) A dual aspect room with UPVC double glazed windows to the front and

side elevations with integrated blinds, recessed lighting, Microcement floor with underfloor heating. Fitted with a range of matching white gloss wall and base units with contrasting square edge worksurface with inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer and cupboard housing the gas fired boiler.

SHOWER ROOM

7' 5" x 7' 00" (2.26m x 2.13m) UPVC double glazed window with integrated blind to the front elevation, recessed lighting, recessed display shelf, Microcement walls and flooring with underfloor heating, soak head shower with body jets and separate hand attachment, fixed glass screen, wall hung stone worksurface with freestanding basin and pillar mixer tap, wall hung toilet bowl with concealed cistern and chrome heated towel rail.

APPLIANCE ROOM

7' 10" x 4' 6" (2.39m x 1.37m) Wall mounted consumer unit, Microcement floor with underfloor heating, underfloor heating manifolds, solar thermal controls, pressurised hot water cylinder and fitted shelving

FIRST FLOOR

Feature walnut and brushed chrome open tread staircase ascending to the second floor, inset feature lighting, recessed lighting, high level UPVC double glazed window with integrated blind to the side elevation and Karndean flooring with underfloor heating. Doors serve the following rooms:-

BEDROOM TWO

16' 00" x 11' 5" (4.88m x 3.48m) A bright and spacious guest double bedroom with twin UPVC double glazed windows with integrated blinds to rear elevation with view towards the surrounding countryside. Karndean flooring with underfloor heating. Pocket door to:-

ENSUITE

8' 3" x 3' 6" (2.51m x 1.07m) High level UPVC double glazed window with integrated blind to the side elevation and Karndean flooring with underfloor heating, attractive fully tiled walls, double shower enclosure with soak head shower, wall hung two drawer vanity unit with freestanding basin and wall mounted tap, wall mounted mirror with lighting and demist, wall hung toilet bowl with concealed cistern.

BEDROOM THREE

14' 4" x 11' 5" (4.37m x 3.48m) A bright and spacious double bedroom with twin UPVC double glazed windows with integrated blinds to rear elevation with view towards the surrounding countryside. Karndean flooring with underfloor heating.

BEDROOM FOUR/STUDY

8' 10" x 7' 3" (2.69m x 2.21m) UPVC double glazed window with integrated blind to the front elevation, Karndean flooring with underfloor heating and door to

STORAGE CUPBOARD

8' 5" x 4' 00" (2.57m x 1.22m) Karndean flooring with underfloor heating and underfloor heating manifolds.

BATHROOM

12' 9" x 9'10 max' 6'10 min" (3.89m x 2.9m) Twin high level UPVC double glazed windows with integrated blind to the front elevation and Karndean flooring with underfloor heating, attractive tiled walls, bath, double shower enclosure with soak head shower, wall hung two drawer vanity unit with freestanding basin and wall mounted tap, wall mounted mirror with lighting and demist, wall hung toilet bowl with concealed cistern and chrome heated towel rail.

SECOND FLOOR

Feature Large glazed roof lantern and UPVC double glazed window with integrated blind to the front elevation. Door to:-

BEDROOM ONE

17' 2" x 11' 8" (5.23m x 3.56m) A stunning principal suite comprising of triple aspect double bedroom EPC double glazed windows within integrated blinds offering stunning views across to Bude canal, countryside, Bude town and cliff tops. Karndean flooring with underfloor heating, fitted double wardrobe , dressing table and drawers.

DRESSING ROOM

6' 4" x 4' 7" (1.93m x 1.4m) Recessed lighting, bespoke walnut fitted furniture comprising drawers, full height and mid height hanging rails.

ENSUITE

8' 10" x 7' 8" (2.69m x 2.34m) UPVC double glazed window with integrated blinds to the rear elevation, recessed lighting, freestanding bath with tower tap with separate hand attachment, hung Korean worktop with twin freestanding sinks and wall mounted tap, integrated cupboard and mirror with demist, toilet bowl with concealed system, mounted heated towel rail and polished tiled flooring with underfloor heating.

GARAGE

18' 5" x 13' 10" (5.61m x 4.22m) Electrically operated up over door, UPVC double glazed window to the rear elevation, vinyl flooring, light and power connected.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for three vehicles, with path leading to the front door and private front courtyard. To the rear, a full width Millboard decked terrace with frameless glass balustrade provides a perfect space for outdoor entertaining with external sockets, space and wiring for hot tub and steps that lead down to an area of lawn.

COUNCIL TAX

Band F

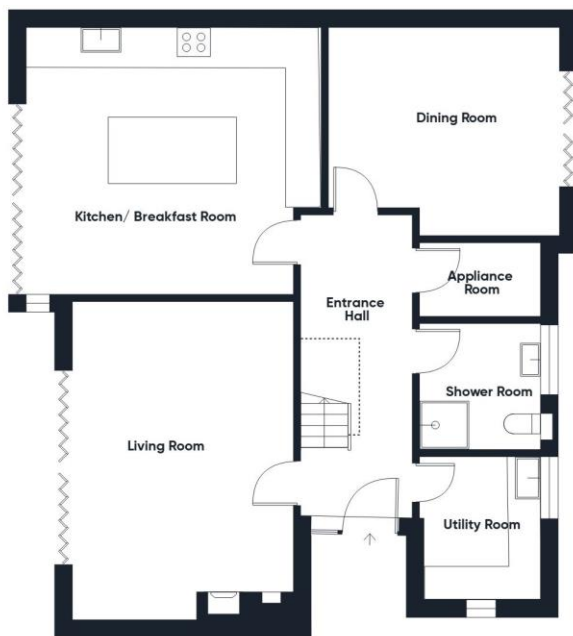
SERVICES

All mains services are connected

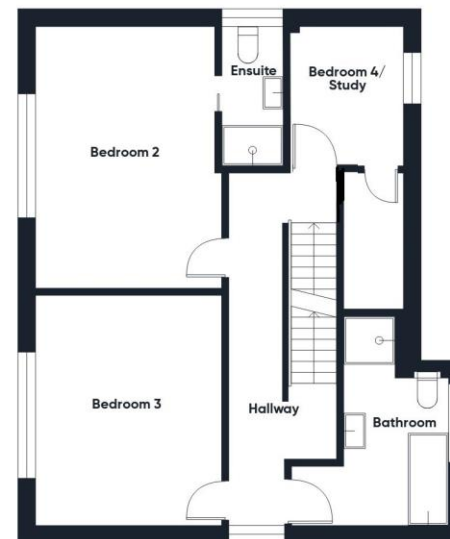
TENURE

Freehold





Floor 0 Building 1



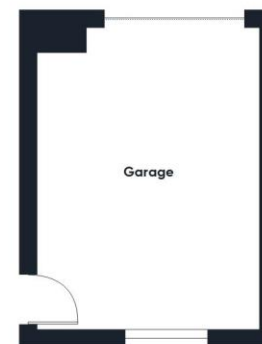
Floor 1 Building 1

Approximate total area^m

2204 ft²



Floor 2 Building 1



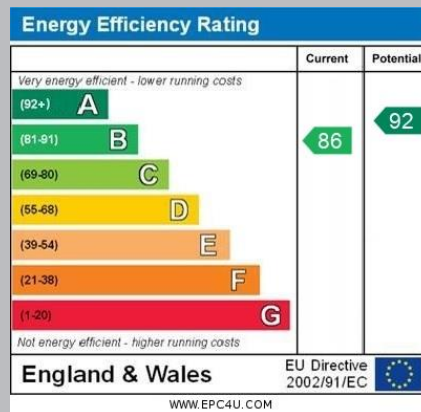
Floor 0 Building 2





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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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