







## 6 THE PENARVOR, CROOKLETS

Bude, Cornwall, EX23 8NE

Price £850,000

- Stunning sea facing apartment with exceptional views
- Light and spacious open-plan kitchen dining living space
- Two double bedrooms, two bathrooms, utility room, private lobby
- Large south facing balcony with sea views for some 30 miles
- Private parking with EV charging, private storage, shared outdoor shower

A rare and exciting opportunity to purchase an apartment in one of our most successful and favoured developments. The Penarvor is an exclusive development of 10 premium apartments in a beach side location with awe-inspiring views. It was 'Highly Commended' at the prestigious Michelmores design awards and upon inspection it's easy to see why.

This is the first re-sale ever to come to the market since the development was completed and No.6 has some unique features which make this a special one to say the least. This two double bedroom, two bathroom, first floor apartment is meticulously well finished inside with smart system, underfloor heating, premium fitments and the ultimate balcony with some 30 miles of sea views. The open plan living is perfect for entertaining and socialising, leading directly onto the balcony, enjoying the same perfect view. The kitchen is packed with premium appliances and breakfast bar, there is a separate utility room, private entrance lobby, private out door storage room, allocated parking with EV charger, visitors parking, communal shower, communal bin and recycling store.

We consider this to be an exceptional choice for both the owner occupier, or second home owner buyer wanting to take advantage of the ultimate beach lifestyle. The apartment also has tremendous holiday letting potential and No Onward Chain!!!





## DIRECTIONS

From Bude town centre proceed up Belle Vue and then turn left at Sainsbury's left towards Crooklets Beach. At the bottom of the hill, after the car park, turn left and head all the way towards the end then around a sharp right bend up the hill and Penarvor Apartments will be on your left hand side. Please park higher up the hill in one of the visitors bays.

## COMMUNAL ENTRANCE

Secure entrance door with video intercom leads into the spacious communal hallway. This stairwell only serves three properties, one per floor making it an intimate part of The Penarvor. The communal hall comprises a polished concrete floor with an oak and glass staircase that ascends to the first floor landing, which is where you arrive at the Private Entrance to No. 6.

## PRIVATE ENTRANCE LOBBY

**6' 7" x 4' 0" (2.01m x 1.22m)** Glazed entrance door leads into the private lobby perfect for coats and shoes, with double glazed window to side elevation, feature slat walling, engineered oak flooring and further door leading into:-

## KITCHEN DINING LIVING ROOM

**25' 5" x 17' 7" (7.75m x 5.36m)** An exceptional open-plan kitchen dining living space that arguably offers one of the best sea views in North Cornwall. Benefitting from nearly 5m of sliding glass, the entire living space gets to enjoy views over Crooklets beach, and down the coast as far as Trevoze Head some 30 miles south of Bude. There are also views back over the Cricket grounds and inland towards Bude Golf Course, as well as The Downs and Budes' Breakwater. The sliding doors then lead out to the balcony.

Engineered oak flooring with under floor heating runs throughout the apartment and the living dining area provides ample entertaining space. The open plan kitchen is fitted with a range of contemporary wall and base units and stone work surface over. Built in appliances include; Fridge freezer, oven, microwave oven, induction hob with extractor over, fully integrated dishwasher, wine cooler, and a Quooker boiling hot water tap with stainless steel sink. Breakfast bar also provides seating for a further four people adding to the social feel of this luxury apartment.

There is then an inner hallway to the rear with useful storage cupboard, and oak veneer doors serve the following rooms:-

## BALCONY

The sliding doors lead out to a full width balcony, again with the same direct views. The balcony comes with composite 'Millboard' decking and seamless glass balustrade making it the perfect place to enjoy coastal living at its finest.

## UTILITY ROOM

**6' 6" x 5' 6" (1.98m x 1.68m)** A useful utility room with a range of wall and base units, space for automatic washing machine and tumble dryer, additional sink unit, wall mounted gas combi boiler supplying hot water and central heating. Matching engineered oak flooring.

## BEDROOM ONE

**13' 3" x 10' 11" (4.04m x 3.33m)** Double bedroom with matching oak flooring, underfloor heating, double glazed window to rear, double glazed sliding doors with Juliet balcony screen to rear. Door leads into:-



### ENSUITE SHOWER ROOM

**8' 1" x 5' 11" (2.46m x 1.8m)** Generous ensuite with large walk-in shower enclosure and fixed panel screen, soak head shower over with additional hand rinse attachment. Wall hung low level WC with concealed cistern and push flush, wall mounted wash hand basin with storage under and illuminated mirror cabinet over. Recessed ceiling spotlights, feature LED mood lighting, extractor fan.

Sanitaryware is by renowned Villeroy & Boch with Vardo taps and showers. Bathrooms are then complemented with Porcelanosa wall and floor tiles.

### BEDROOM TWO

**13' 3" x 10' 11" (4.04m x 3.33m)** A further double bedroom with matching oak flooring and underfloor heating, double glazed windows to rear and side elevations, double glazed sliding doors with Juliet balcony.

### BATHROOM

**7' 3" x 5' 10" (2.21m x 1.78m)** Generous bathroom with panelled shower bath and fixed panel screen, soak head shower over with additional hand rinse attachment. Wall hung low level WC with concealed cistern and push flush, wall mounted wash hand basin with storage under and illuminated mirror cabinet over. Recessed ceiling spotlights, feature LED mood lighting, extractor fan. Double glazed window to side.

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### STORAGE

Each apartment at Penarvor has a dedicated private storage shed to the rear, which is ideal for bikes, surfboards, wet suits, golf clubs and general storage space. This is lockable and exclusive to No. 6.

### COMMUNAL FEATURES

To the rear of Penarvor is an outside shower and rinse area, with wetsuit drying area, there is also a dedicated bin and recycling store. Everything at Penarvor has been exceptionally well considered to ensure residents can enjoy apartment living at its best.

### PARKING

Each apartment has its own dedicated parking space, with EV charger connected back to its own supply with code connection facility to ensure its locked when not in use. There are then five further visitor bays on a first come, first served basis.

### SERVICES AND CHARGES

Mains Gas, electricity, water and sewerage. Wi-Fi is hardwired to premise.

### TENURE

Leasehold - The balance of a 999-year lease commenced in 2022.

There is an annual service charge for the building, which is to cover contributions towards buildings insurance, communal utility bills, communal cleaning, gardening and overall operations. This cost is circa £2000 PA. There is no ground rent payable.

### COUNCIL TAX

BAND B



# First Floor

Approx. 107.6 sq. metres (1158.2 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 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+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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