





THE HAZARD, MARINE DRIVE

Widemouth Bay, Bude, Cornwall, EX23 0AQ

Price £895,000

- Exceptional three/four bedroom detached front row property
- Stunning sea and coast views from ground and first floor
- Living room, study/bedroom four, kitchen/dining room, gardens, parking
- Perfect as is, or could be remodelled for a larger beach house
- Close to beach, excellent second home or main residence

The Hazard is positioned along one of North Cornwall's most sought-after stretches of coastline and enjoys uninterrupted sea views and beach access only a few hundred yards away. This remarkable property is perfectly suited as a full-time residence, an exclusive second home, or a high-profile holiday let.

The property occupies a semi elevated position giving breathtaking coast and sea views from both the ground and first floor, the living room offers a constantly changing seascape form the large feature glass wall window, other rooms afford the same. The internal accommodation is well presented and comprises; entrance hall, living room, study/ bedroom four, kitchen/dining room, utility, ground floor bedroom three, shower room, then on the first floor there are two double bedrooms and a further bathroom.

Gardens to both the front and rear are laid mostly to lawn with off-road parking.

The selling agents also feel that whilst the property is perfect as is it offers exciting potential for further development or remodelling, making it a truly rare opportunity in such a favoured front row location at Widemouth Bay.





DIRECTIONS

From the centre of Bude proceed out of town along The Strand, turning right at the mini roundabout towards Widemouth Bay. On reaching Widemouth Bay, take the third turning left and immediately right into a private road running alongside Marine Drive. The property is part way along on the left hand side.

PORCH

8' 10" x 3' 6" (2.69m x 1.07m) Twin UPVC double glazed doors and windows to the front elevation and door to:-

ENTRANCE HALL

16' 10" x 8' 10" (5.13m x 2.69m) Spacious entrance hall with a turning staircase ascending to the first floor, two storage cupboards, telephone point and radiator. Doors serve the following rooms :-

WC

6' 9" x 4' 3" (2.06m x 1.3m) UPVC obscure double glazed window to the rear elevation, part wall tiling, pedestal wash hand basin, push button low flush WC and a wall mounted chrome electric heated towel rail.

LIVING ROOM

17' 11" x 13' 8" (5.46m x 4.17m) Bright and spacious room with a large feature aluminium double glazed window plus further UPVC double glazed window to the front elevation with fitted shutters, offering exceptional sea views. radiator and two storage cupboards. Door to:-

STUDY/ BEDROOM 4

15' 2" x 7' 00" (4.62m x 2.13m) UPVC double glazed window to the front with fitted shutters offering exceptional sea views. Radiator.

KITCHEN/DINING ROOM

19' 9" x 10' 6" (6.02m x 3.2m) A bright and spacious triple aspect room with UPVC double glazed window to front enjoying stunning sea views, further window to the side elevation and UPVC double glazed sliding doors to the rear leading out to the patio and garden. Fitted range of wall and base units with work surface, inset stainless steel one half bowl sink plus drainer, space and plumbing for dishwasher, space and plumbing for American style fridge/freezer, space for range style cooker with extractor. Inset lighting, tiled flooring and radiator.

UTILITY ROOM

7' 10" x 7' 4" (2.39m x 2.24m) UPVC double glazed window to the rear elevation overlooking the garden. Fitted base units with work surface over, Belfast sink, space and plumbing for washing machine, space for tumble dryer, wall mounted consumer unit, storage cupboard, radiator and tiled floor. Door to:-

SHOWER ROOM

7' 1" x 6' 11" (2.16m x 2.11m) UPVC double glazed window to the rear elevation and UPVC double glazed door. Attractive wall and floor tiling. Wall mounted electric shower with soak head shower and separate hand attachment, fixed glass screen and a wall mounted dual fuel heated towel rail.

GROUND FLOOR BEDROOM THREE

14' 3" x 9' 00" (4.34m x 2.74m) UPVC double glazed window to the rear elevation overlooking the garden, a spacious double bedroom with storage cupboard and radiator.

LANDING

Loft hatch access. Doors serve the following rooms :-

BEDROOM ONE

17' 11" x 13' 00" (5.46m x 3.96m) A bright and spacious double bedroom with UPVC double glazed window to the front with fitted shutters, offering exceptional sea views and a Velux

window to the rear. Storage cupboard, television point radiator.

BEDROOM TWO

16' 10 max" x 13' 11 max" (5.13m x 4.24m) A bright and spacious L shaped double bedroom with UPVC double glazed window to the front elevation with fitted shutters, enjoying exceptional sea views, Velux window to the side elevation. Television point, telephone point and radiator.

BATHROOM

9' 10" x 7' 8" (3m x 2.34m) Velux window to the side elevation, panel enclosed bath, vanity unit with inset wash hand basin with useful storage below, push button low flush WC, attractive part wall tiling, tiled flooring with underfloor heating and wall mounted chrome heated towel rail.

OUTSIDE

To the front of the property there is extensive off road parking with path leading to the front door. The garden is laid to lawn with a raised decked seating area with stainless steel glass balustrade offering the most impressive sea views and a front row seat to sunsets every day there is one, 365 days per year. To the rear, the enclosed garden is laid mainly to lawn with a patio seating area accessed via the kitchen/dining room, outside socket and two storage sheds ideal for keeping the essential surfboards, bodyboards and bikes.

AGENTS NOTE

CONDITIONAL PLANNING PERMISSION was approved under the application number PA22/07900 for Alterations and extensions to existing property, to include demolition and replacement of existing extension and raising of roof over existing bathroom. The local planning authority is Cornwall County Council and all plans and documents quoted can be viewed by searching for their online planning portal via www.cornwall.gov.uk

COUNCIL TAX

Band E

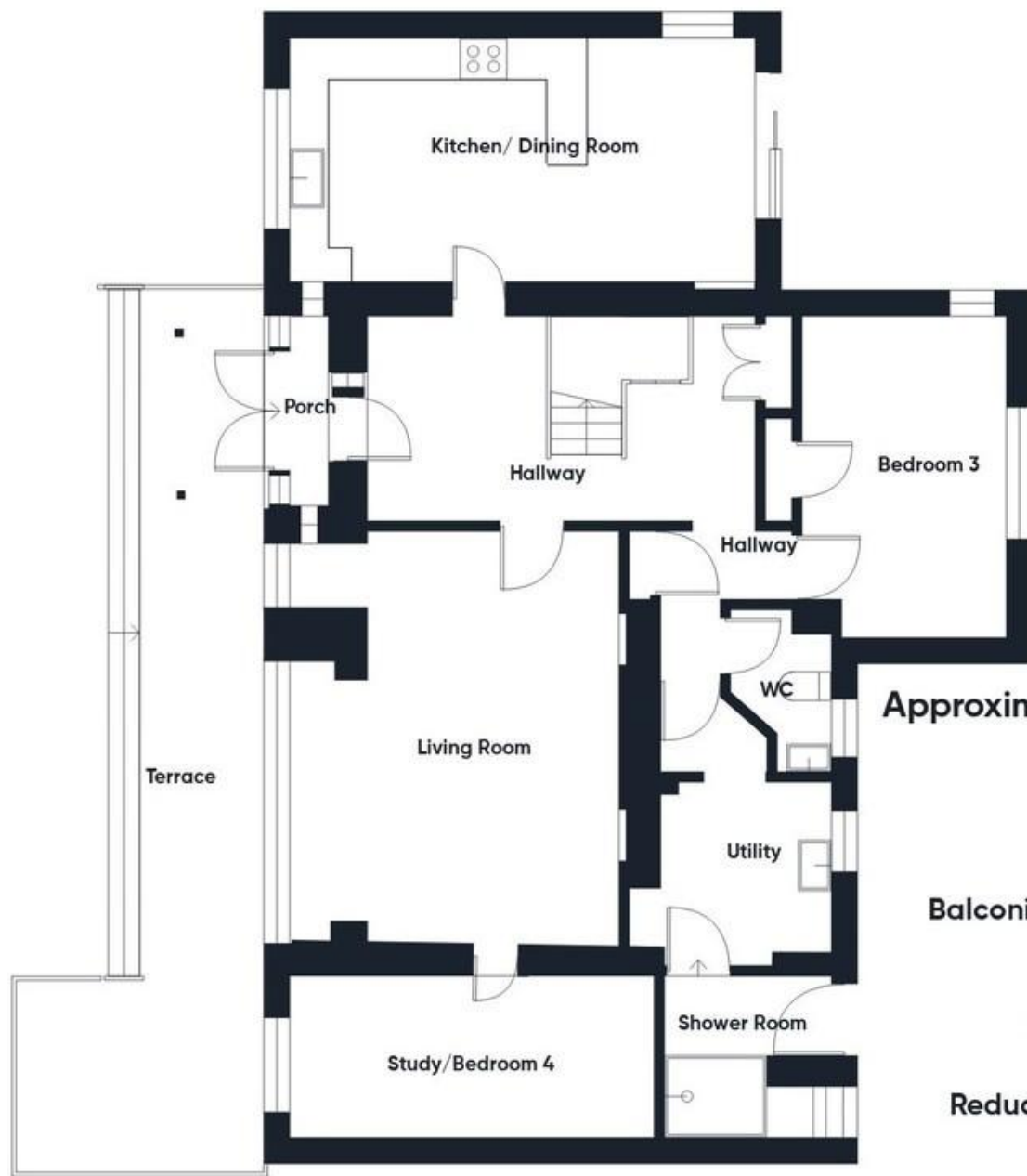
SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TENURE

Freehold





Floor 0

Approximate total area⁽¹⁾

1539 ft²

143 m²

Balconies and terraces

283 ft²

26.3 m²

Reduced headroom

98 ft²

9.1 m²



Floor 1





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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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