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GLOUCESTERSHIRE



EAGLE HOUSE, IVYLEAF HILL, BUDE, CORNWALL, EX23 9LD

The Property

Eagle House is an impressive & spacious detached home set in private grounds with far reaching views. Just some 5 minute drive to the lovely town of Bude with its local amenities and popular award winning sandy beaches. The property offers versatile accommodation for multi-generational living .

Extensive grounds of approximately half an acre surround the property offering great privacy and diversity with views across the valley and countryside beyond, perfect for the whole family to enjoy.

Eagle House provides five bedrooms, three bathrooms and three receptions along with two kitchens. At present the property is utilized as a three-bedroom house with two-bedroom annexe, currently being rented until February 2025, providing an income of £850.00 PCM.

On approach, a private driveway with extensive parking provides access to the garage, recently converted into a gym, and car port. The drive leads to steps up to the main entrance of the property and a separate private entrance located next to the car port leads to the annex.

The main entrance opens into a spacious and light hallway, leading to three bedrooms, an impressive family bathroom and second shower room. The annexe accommodation is well separated by stairs at the end of the hall with doors at both ends.

The master bedroom is of a generous size providing a wealth of built in mirrored wardrobes with delightful open views, there are two further double rooms also having fabulous views to the open countryside. The stunning four-piece family bathroom is presented with travertine tiling, freestanding roll top bath, His and Hers basins with wall mounted mirrored cabinets, wall mounted WC and shower wet area.

Stairs lead up from the hall to a wonderful open plan dining room and kitchen space with a wealth of natural light. A central island/breakfast bar creates a natural divide and flow between the dining and kitchen area which hosts a range of base and wall mounted cabinets with built in appliances, complimented by granite worktops. Sliding doors lead out from the dining area to a secluded and extensive tiered decking, perfect for alfresco dining enjoying open views to fields.

Stairs lead up from the dining room to the impressively sized family sitting room and home office area with a log burner, perfect for those winter evenings. This room has a wealth of natural light with windows on three sides and French doors opening to a beautiful balcony. The balcony provides a great space for seating/dining and relaxing, perfect with a glass of wine or two, with stunning open outlook across the valley.

SELF CONTAINED ANNEXE

Two good sized double bedrooms and shower room, exquisitely retiled throughout. Stairs lead down to sitting room and kitchen, beautifully designed with a range of base and wall mounted cabinets in high gloss complimented by solid oak block work tops. A range of integral appliances to include - electric oven and hob with extractor hood over and built in fridge. Sitting room enjoys good natural light with beautiful countryside views. Complimented by a cellar/store room with great storage space.

AGENTS NOTE

The property is a wonderful unique 1962 imported Canadian building, with Cedar Cladding. As the construction is not traditional any prospective buyer requiring a mortgage " we suggest they seek advice. This property would also suit cash buyers.

The annexe is currently let on an assured shorthold tenancy until mid February 2025 generating a healthy income of £850pcm. There is a Shepherds Hut located within the grounds, available by separate negotiation. A shared private sewerage system is located at a neighboring property and it is believed that Eagle House is not obligated to contribute towards the maintenance of the system.

LINK TO DRONE VIDEO

<https://nichecom.s3.eu-west-1.amazonaws.com/cat1000/2024/10/07/6703a1e28e6ab-1179811%20sm.mp4>





Outside

Grounds

Set in approximately 1/2 an acre of gardens and woodland with a wealth of parking on approach an open car port and access to the gym. Lovely backdrop of drystone walling with steps leading to tiered lawns and the front entrance. From the driveway paved approach with gate leads to self contained annexe.

Steps turn and rise to two tiered lawns with a wealth of well stocked borders and access to the front of the property. To the rear of the property access from the kitchen and dining room though sliding doors leads onto a lovely decked terrace on a number of levels with wonderful views to open fields, a perfect secluded entertaining space with an ease of access to the kitchen.

A sloped bank leads down to the woodland area that travels along the south facing boundary of the property.

The annex enjoys its own private sloped lawn and garden enclosed with picket fencing.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Bude-Stratton Town Council. Council Tax Band F and EPC



Location

Bude maintains a perfect balance, large enough to hold a huge array of things to do, while also being not so large as to lose its traditional Cornish charm. With popular sandy beaches, supermarkets, leisure and sporting activities, hospital and doctors surgery, and a nice selection of independent shops for you to explore and places to eat, giving a quiet, laid back feel to the town at the same time, there's plenty for those who require a bit more excitement

Launceston is 18 miles to the Southeast, Truro is 52 miles to the southwest and Exeter is 56 miles to the east, where there is a mainline railway station, international airport and access to the M5 Motorway



Directions

To find Eagle House, from A39 north, follow signs to Bude from Kilhampton, turn left up Ivyleaf Hill, follow large sign to Ivyleaf Golf course from the main road. Eagle House is on right before the road bends round to the left. A white sign saying Eagle House with a picture of the house can be found at the entrance of the driveway, be sure to follow the driveway to the end, the first property is Eagle Cottage, make sure you pass this until the driveway reaches its end. From A39 from Bude, follow the road through Bush, past Willow Valley Campsite, turn right up Ivyleaf Hill looking for large sign to Ivyleaf Golf Course. The rest is the same.



Eagle House, Ivyleaf Hill, Bude, EX23

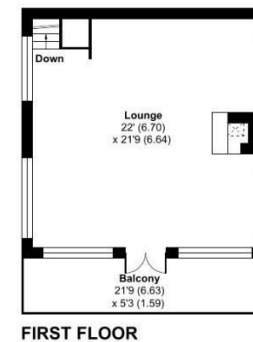
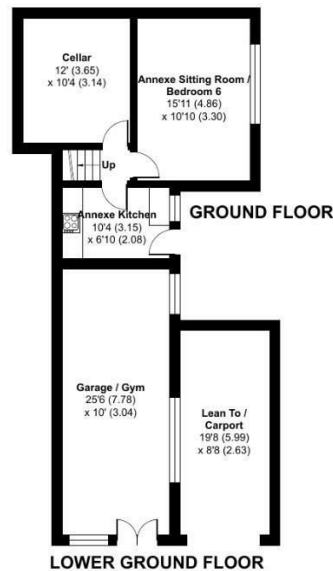
Approximate Area = 1737 sq ft / 161.3 sq m (excludes carport / store)

Annexe = 759 sq ft / 70.5 sq m

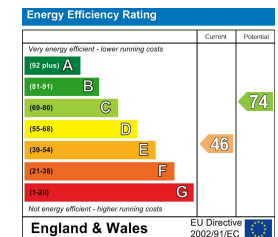
Outbuilding = 264 sq ft / 24.5 sq m

Total = 2760 sq ft / 256.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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