



Rock Haven



# Rock Haven

Upton, Bude, Cornwall, EX23 0LY

Bude 1.3 miles - Widemouth Bay 1.8 miles - Launceston (A30) 18.8 miles

**A detached dormer bungalow with separate 2 bedroom cottage in a fantastic coastal location**

- Open To Offers
- Sea Views
- Level Gardens
- Generous Plot (0.5ac in all)
- Tenure: Freehold
- Stunning Coastal Position
- 2 Detached Bungalows
- Large Driveway
- Adjoining Garage
- Council Tax Bands: D & A

**Guide Price £697,500**

The property is situated in a most enviable position along the fringes of the North Cornish Coastline, just minutes from the golden sands of Widemouth Bay and the vibrant coastal town of Bude. With direct access to the South West coast path and enjoying far reaching coastal outlooks.

An extremely versatile and rare opportunity to purchase a pair of detached coastal bungalows within a generous plot extending to approximately 0.5 acres in total with modern conveniences such as mains gas central heating and double glazing. A perfect opportunity for those seeking a permanent residence, a coastal retreat or an investment opportunity.

Rock Haven is a spacious dormer bungalow comprising a fully fitted kitchen with adjoining dining space, two reception rooms, three bedrooms (including one en-suite), and a separate family bathroom. Extended with a conservatory and orangery, the property is complete with a large dormer room offering stunning coastal outlooks.

Rock Hopper is a well-presented single-storey bungalow complete with a fitted kitchen and range of integrated appliances. There is a sitting/dining room, separate sunroom and two double bedrooms all serviced by the family shower room.

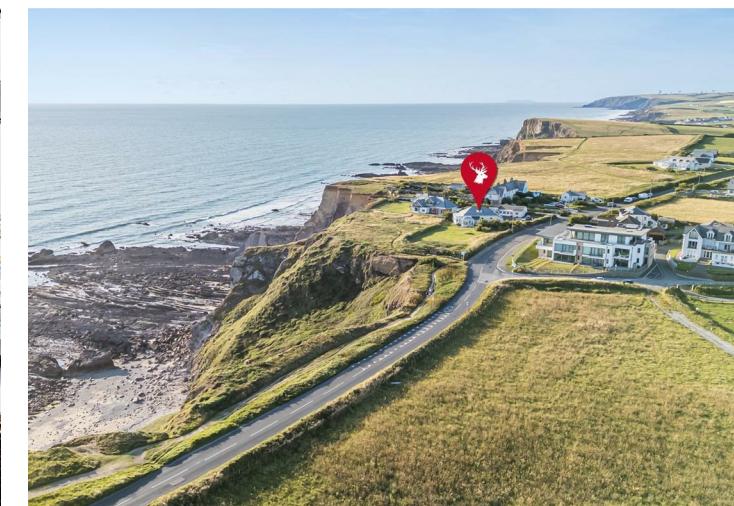
The property is accessed via a private driveway with parking for 4-5 cars and a garage with power and light connected. With well-defined gardens, direct access to the SW Coast Path and a large level lawn with uninterrupted coastal views.

Mains electricity, water, drainage and gas central heating. Broadband: Superfast and Standard ADSL. Mobile signal: voice and data available (Ofcom). The garden is on a separate Title to the 2 bungalows and understood to have the remainder of an overage clause, which only affects the garden. Please contact the office for further information. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

Viewings: Strictly by prior appointment with the vendors' appointed agents, Stags.

Directions: [what3words.com:///mailbox.vast.scrambles](http://what3words.com:///mailbox.vast.scrambles)



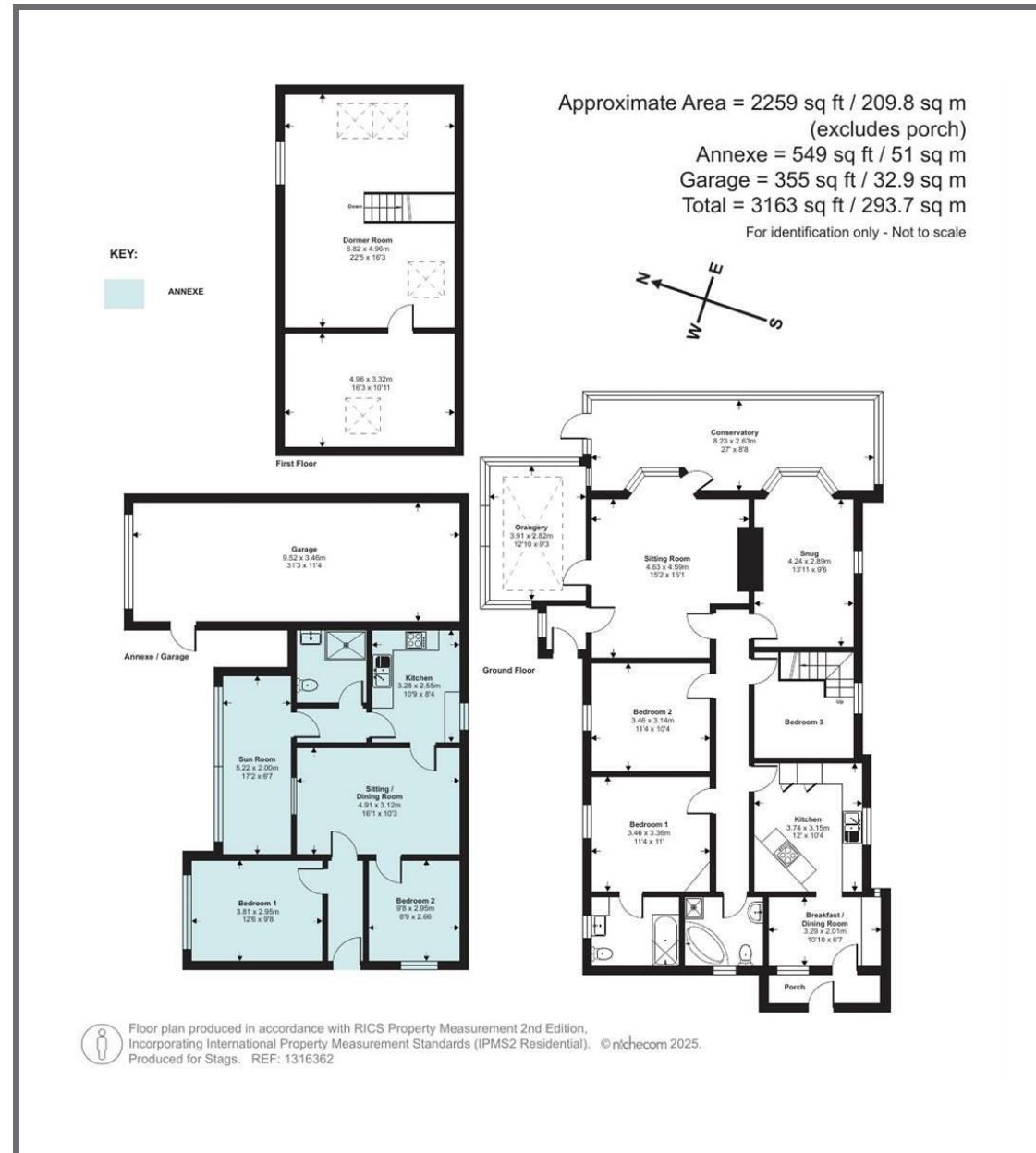


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-60)	C		
(55-48)	D		
(39-34)	E	45	56
(21-18)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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