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Energy Efficiency Rating	
Potential	Current
92	86

Very energy efficient - low running costs  
 (92+)

A (81-91)  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20)  
 G (1-20)

Hot energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales  
 www.epc4u.com

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## 41 Broadclose Hill

Bude, Cornwall, EX23 8EQ

Price £680,000

- Truly exceptional end of terrace house
- Located in one of the town's most convenient and sought-after positions
- Spacious open plan zoned living/kitchen/dining room, utility and WC
- Four well proportioned bedrooms, two ensuites, separate bathroom
- Extensive off road parking, garage and beautiful landscaped gardens



*The property professionals*

# 41 Broadclose Hill

Bude, Cornwall, EX23 8EQ

Price £680,000

41 Broadclose Hill is a truly exceptional end of terrace house, occupying what is arguably one of the town's most convenient and sought-after positions. Its elevated setting affords superb panoramic views across the golf course and down towards the sea at Crooklets Beach, creating a wonderful sense of space and outlook.

The property was thoughtfully designed by the award-winning architects, The Bazeley Partnership, and constructed by the highly regarded Claydon Builders Ltd. The interior layout has been carefully planned, featuring an open-plan yet well-zoned kitchen, dining and living space enhanced by dual aspect glazing. Practicality has also been carefully considered, with a ground floor WC and utility room accessed from the side, ideal for returning from coastal walks or managing pets after time outdoors.

To the first floor, there are four well proportioned bedrooms. The impressive principal suite benefits from an ensuite shower room and walk-in wardrobe, while the guest bedroom also enjoys ensuite facilities; both rooms take full advantage of the delightful sea views. Two further double bedrooms are served by the family bathroom, and a charming reading area at the end of the landing provides an additional, versatile space.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear. There is off-road parking and an excellent garage, the largest within the block, with additional storage above. Overall, this is a superb home, equally suited to those upsizing, downsizing, or seeking a distinguished second home in Cornwall, complete with the ever-desirable sea view.

## ENTRANCE HALL

Entering via an anthracite aluminium door with opaque double glazed fixed window. Oak and glass balustrade staircase ascending to the first floor with useful under stairs storage cupboard. Inset lighting, engineered oak wood flooring with underfloor heating. The boiler cupboard houses the wall mounted Alpha gas fired boiler and underfloor heating manifolds. Oak wooden doors serve three following rooms:-

## LIVING ROOM

**16' 11" x 14' 7" (5.16m x 4.44m)** A bright and spacious open plan reception room with floor to ceiling aluminium double glazed windows. Limestone fireplace surround with matching hearth and insert gas fire, television point and engineered oak wood flooring with underfloor heating.

## DINING ROOM

**14' 7" x 11' 6" (4.44m x 3.51m)** Being open plan to the living room and kitchen breakfast room with 3.3m wide aluminium double glazed sliding doors leading out to the bricked paved seating area, gardens and offering beautiful views over Bude golf course, town and the Atlantic Ocean. Engineered oak wood flooring with underfloor heating.

## KITCHEN/BREAKFAST ROOM

**16' 7" max' 8' 11" min" x 14' 11" max' 8' 00" min" (5.08m x 4.47m)** Inset lighting, aluminium double glazed bi-fold doors leading out to the bricked paved seating area, gardens and offering beautiful views over Bude golf course, town and the Atlantic Ocean. Engineered oak wood flooring with underfloor heating.

The kitchen is finished with a range of matching cream fronted wall and base units granite fitted worksurface with matching up stands and in cut drainer, under mounted composite one and a half bowl sink with mixer tap. Space for range style cooker with extractor hood, integrated fridge, integrated dishwasher and engineered oak wood flooring with underfloor heating.

## UTILITY ROOM

**8' 11" x 5' 11" (2.72m x 1.8m)** Aluminium double glazed door to the side elevation, inset

lighting, engineered oak wood flooring with underfloor heating.

Fitted with a matching range of wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for fridge. Door to:-

## CLOAKROOM

**6' 3" x 3' 3" (1.91m x 0.99m)** Twin aluminium opaque double glazed windows to the front elevation, attractive fully tiled walls, wall hung vanity unit with wash hand basin, push button low flush WC and engineered oak wood flooring with underfloor heating.

## FIRST FLOOR

Floor to ceiling aluminium double glazed window to the front elevation, inset lighting and door to the airing cupboard housing the factory lagged hot water cylinder and underfloor heating manifolds for the first floor. Oak wooden doors serve the following rooms:-

## BEDROOM ONE

**14' 10" x 12' 00" (4.52m x 3.66m)** A bright and spacious principal double bedroom with aluminium double glazed sliding doors leading with Juliet style balcony to the rear elevation overlooking the gardens, and towards Bude golf course, town and Atlantic Ocean. Television point. Door to:-

## WALK IN WARDROBE

**4' 11" x 4' 10" (1.5m x 1.47m)** Loft hatch access, shelving and hanging rails.

## ENSUITE

**8' 9" x 4' 10" (2.67m x 1.47m)** Inset lighting, double shower enclosure with mains fed shower, wall hung vanity unit with wash hand basin, pushbutton low flush WC, chrome wall mounted heated towel rail and attractive wall and floor tiling with underfloor heating.

## BEDROOM TWO

**12' 00" x 11' 6" (3.66m x 3.51m)** A bright and spacious guest double bedroom with floor to ceiling aluminium double glazed windows to the rear elevation overlooking the gardens, and towards Bude golf course, town and Atlantic Ocean. Television point. Door to:-

## ENSUITE

**8' 2" x 3' 10" (2.49m x 1.17m)** Opaque double glazed window to the rear elevation, inset lighting, attractive fully tiled walls, shower enclosure with soak head mains fed shower, wall hung vanity unit with wash hand basin, push button low flush WC, chrome wall



mounted heated towel rail and tiled flooring with underfloor heating.

## BEDROOM THREE

**14' 9" x 10' 9" (4.5m x 3.28m)** A South aspect double bedroom with aluminium double glazed window to the front elevation with window seat. Television point.

## BEDROOM FOUR

**11' 4" x 9' 9" (3.45m x 2.97m)** A South aspect double bedroom with floor to ceiling aluminium double glazed windows to the front elevation. Television point.

## BATHROOM

**8' 2" x 6' 10 plus recess" (2.49m x 2.08m)** Opaque double glazed windows to the side elevation, attractive tiled walls, panel enclosed bath, wall hung vanity unit with wash hand basin, push button low flush WC wall mounted chrome heated towel rail and tiled flooring with underfloor heating.

## GARAGE

**17' 10" x 17' 2 max' 12' 00 min" (5.44m x 5.49m)** A large single garage located in a nearby block with electrical operated roller door, light and power connected, woods steps lead to a useful storage area.

## OUTSIDE

To the front of the property there is bricked off road parking for four vehicles with the garden laid to hard landscaping for ease of maintenance and attractive planting. Side gate and path lead to the pretty landscaped gardens with a bricked paved seating area with steps that lead to an area of lawn with raised flower beds with steps down to an attractive gravel seating area with wooden pergola and attractive flower beds.

## COUNCIL TAX

Band D

## SERVICES

All mains services are connected

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the town centre proceed up through Belle Vue and remain on this road until the top of the hill. Stay in the right lane and follow the road around into Burn View, passing the Golf Course on the left-hand side. Take the next turning on the left into Broadclose Hill and follow this road all the way to the top. At the right-hand bend, turn left and the property will be located on the left hand side.

