

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. Terms 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.

estate agents • property management • lettings



01288 355 828  
E: bude@colwills.co.uk  
www.colwills.co.uk  
32 Queen Street  
Bude, Cornwall  
EX23 8BB



Approximate total area (m)  
154.1 m<sup>2</sup>  
1658 ft<sup>2</sup>



*The Property Professionals...*



## Plot 9, Upton Green

Lynstone, Bude, Cornwall, EX23 0RB

Price £595,000

- Upton Green, an exclusive collection of 25 new homes
- Located just 500 meters from the breathtaking North Cornwall coastline
- Each home combines high energy efficiency with air-source heat pumps and solar panels
- Living room, study, open plan kitchen dining family room
- Four double bedrooms with ensuite to the principal bedroom and separate bathroom



*The property professionals*

# Plot 9, Upton Green

Lynstone, Bude, Cornwall, EX23 0RB

Price £595,000

Plot 9 Upton Green is Legacy Properties most popular house type with only two plots remaining. This stunning new home is located on their exclusive development that can be found on the edge of town in this thriving coastal community here in Bude, North Cornwall.

The development is a blend of classic and contemporary design finished in natural materials that reflect this beautiful coastal setting. Designed for modern living, each home combines energy efficiency with air-source heat pumps and solar panels, ensuring a more sustainable way of life. Inside, luxury kitchens and bathrooms create a refined and stylish space to call home.

PLOT 9 comprises; covered storm porch, entrance hall, separate WC, home study, sitting room, large kitchen dining family room, utility room, four generous bedrooms with en-suite to the principal bedroom and a family bathroom. Outside there is an extremely generous rear garden laid mostly to lawn along with patio that enjoys far reaching views.

#### ENTRANCE HALL

**13' 3" x 6' 7" (4.04m x 2.01m)** Entering via a double glazed composite door with large metal 'T' bar handle with matching fixed side panel to the entrance hall. Staircase ascending to the first floor with under stairs storage cupboard which houses the pressurised hot water cylinder and under the floor heating manifolds. Karndean flooring with under floor heating. Oak doors serve the following rooms:-

#### WC

**6' 7" x 4' 7" (2.01m x 1.4m)** Inset lighting, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern. Karndean flooring with underfloor heating.

#### LIVING ROOM

**14' 5" x 11' 8" (4.39m x 3.56m)** A bright and spacious dual aspect reception room with UPVC double glazed windows to front and side elevations. Karndean flooring with underfloor heating.

#### STUDY

**10' 9" x 6' 00" (3.28m x 1.83m)** UPVC double glazed window to the front elevation overlooking the garden. Karndean flooring with underfloor heating.

#### KITCHEN/DINING/ FAMILY ROOM

**30' 1" x 12' 2 max' 10' 11 min" (9.17m x 3.91m)** A bright and spacious multi zone room with UPVC double glazed window and twin UPVC double glazed French doors to the rear elevation leading out onto the patio and gardens and offering views towards Bude town and the countryside. Inset lighting, feature pendant lighting, integrated speakers and Karndean flooring with underfloor heating.

The kitchen is finished with a range of matching wall and base units with attractive stone worksurface with incut drainer, matching upstand and under mounted sink with mixer tap. Twin Miele electric ovens, inset Miele hob, integrated fridge/freezer, dishwasher and wine cooler.

#### UTILITY ROOM

**6' 6" x 5' 10" (1.98m x 1.78m)** Double glazed composite door to the side elevation, inset lighting, wall mounted consumer unit, wall mounted Solis solar panel inverter. Fitted base unit with attractive stone worksurface with matching up stand and under mounted sink, space for washing machine and tumble dryer.

#### FIRST FLOOR

Inset lighting, radiator, linen cupboard and loft hatch access. Oak doors serve the following rooms:-

#### BEDROOM ONE

**18' 5" x 9' 1" (5.61m x 2.77m)** A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation and matching French doors with Juliet style balcony overlooking the communal green and over towards Bude town. Radiator. Door to:-

#### ENSUITE

**7' 7" x 5' 3" (2.31m x 1.6m)** UPVC opaque double glazed window to the side elevation, inset lighting, large shower with fixed glass screen and mains fed soak head shower with separate hand attachment, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, chrome wall mounted heated towel rail attractive wall and floor tiling.

#### BEDROOM TWO

**12' 10" x 11' 4" (3.91m x 3.45m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the communal green and over towards Bude town. Radiator.

#### BEDROOM THREE

**12' 8" x 11' 11" (3.86m x 3.63m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Radiator.



#### BEDROOM FOUR

**10' 11" x 10' 0" (3.33m x 3.05m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Radiator.

#### BATHROOM

**7' 7" x 5' 10" (2.31m x 1.78m)** UPVC opaque double glazed window to the front elevation, inset lighting, panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, chrome wall mounted heated towel rail attractive wall and floor tiling.

#### GARAGE

**19' 9" x 10' 11" (6.02m x 3.33m)** Up and over door with double glazed composite door to the side elevation. Light and power connected.

#### OUTSIDE

Attractive paved patio seating area enjoying views over the garden and towards Bude town. Terrace garden which is laid to lawn with attractive stone walling.

#### COUNCIL TAX

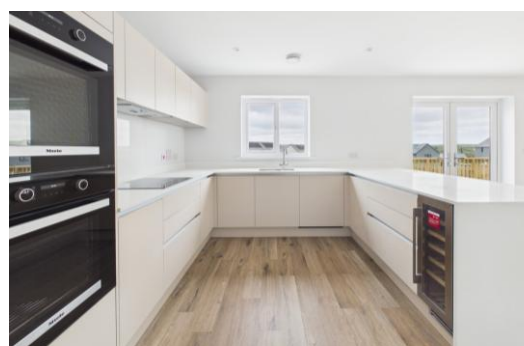
TBC

#### SERVICES

Mains electricity, water and drainage. Air-source heat pumps and solar panels

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude proceed out of town along The Strand, turning right at the mini roundabout heading out towards Widemouth Bay. Pass the Falcon and continue up Lynstone Road and take the second left turning into Lynstone Meadows and then take the first left turning into Stafford Close and Upton Green will be located on the right hand side.

