



2 Fenten Close

Bude, Cornwall, EX23 8FA

KIVELLS

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Bude, Cornwall, EX23 8FA

£775,000 Guide Price

Immaculately presented five-bedroom detached executive residence

Enjoying stunning panoramic views across the sea and surrounding countryside

Generous open-plan living accommodation to the ground floor

Conveniently situated within walking distance of the beach, town amenities, and golf course

Low maintenance outside space with ample parking

EPC Rating: C



Description

A stunning five-bedroom detached executive residence, arranged over three floors and located within a highly sought-after area. Within easy walking distance of the beach, town amenities and golf course, this beautifully designed home is currently operated as a successful holiday let, yet would equally suit a superb family residence. Its generous proportions, low-maintenance gardens and enviable position, enjoying far-reaching countryside and sea views, make it an appealing proposition for a wide range of buyers.

The ground floor welcomes you via an impressive entrance hall, featuring solid oak staircase rising to the upper floors, alongside a contemporary shower room and a versatile fifth bedroom. The heart of the home is the exceptional open-plan kitchen/dining space, flooded with natural light and enhanced by bi-fold doors opening onto the rear garden. The high-specification kitchen is fitted with integrated *Neff* appliances, quartz work surfaces, and a substantial central island with breakfast bar.

To the first floor, a spacious sitting room enjoys a Juliet balcony with delightful rural and partial sea views, complemented by a feature log burner creating a warm and inviting atmosphere. This level also hosts three well-proportioned double bedrooms and a family bathroom, with the guest bedroom benefiting from its own en-suite facilities.

The second floor is dedicated to the impressive principal suite, offering a Juliet balcony, dressing area and a luxurious en-suite bathroom, all thoughtfully positioned to maximise the stunning coastal outlook.

Externally, the property continues to impress with a beautifully designed, low-maintenance garden featuring composite decking, a hot tub and an outdoor shower, all backing onto open countryside and providing an ideal space for relaxation and entertaining.



Situation

The property is situated within a highly sought-after cul-de-sac, close to the charming village of Poughill, home to the well-regarded *Preston Gate Inn*, and within a similar short walk of the beach and the popular coastal resort town of Bude.

Bude offers a comprehensive range of amenities including supermarkets, medical and veterinary services, extensive sandy beaches, scenic cliff-top walks, an 18-hole golf course, and a leisure centre. The A39 “Atlantic Highway” lies approximately 2 miles from the property, providing excellent access along the dramatic North Cornish coastline.

The former market town of Launceston, often referred to as the “Gateway to Cornwall”, is approximately 20 miles away and offers a wider range of facilities, along with access to the A30 trunk road. The A30 provides direct links to the Cathedral cities of Truro and Exeter. From Exeter, there is access to the M5 motorway network, a mainline railway station with services to London Paddington, and an international airport.

In addition, Newquay Airport lies approximately 28 miles to the south, while Barnstaple is around 25 miles to the north via the A39.

Accommodation

Accessed via a part-glazed uPVC door leading into:

ENTRANCE HALL

A storm porch with full-height uPVC double-glazed windows to three sides opens into a bright and contemporary entrance hall. Featuring engineered oak flooring and a solid oak staircase rising to the first and second floors, with doors leading to the following:

SHOWER ROOM

A stylish and contemporary suite comprising a low-level WC, pedestal wash hand basin, and a shower with porcelain tiled surround. Further benefits include a wall-mounted mirror with light and shaver point, extractor fan, tiled flooring, and heated radiator.

BEDROOM FIVE / STUDY

A generous double bedroom or versatile home office, with uPVC double-glazed window to the front elevation, engineered oak flooring, radiator, and TV point.

KITCHEN / DINING / FAMILY ROOM

An impressive open-plan 'L'-shaped living space forming the heart of the home, with large aluminium bi-fold doors opening onto the rear garden and enjoying views across the surrounding countryside.

The kitchen is fitted with an excellent range of wall and base units, complemented by quartz work surfaces. A central island with matching quartz top incorporates pan drawers, cupboards, and a breakfast bar. High-quality integrated *Neff* appliances include an induction hob, full-height fridge, eye-level double ovens with 'Slide & Hide' doors, and a dishwasher. An inset anthracite sink is set within the worktop.

To the rear, there is internal access to the garage. The space offers ample room for a dining table positioned by the bi-fold doors, along with a comfortable seating area with TV point, all finished with engineered oak flooring throughout.

FIRST FLOOR LANDING

A solid oak turning staircase rises to the first-floor landing, featuring engineered oak flooring, radiator, and an airing cupboard housing the pressurised hot water cylinder. Doors lead to the following:

LIVING ROOM

A superb first-floor sitting room, enjoying full-height glazed aluminium bi-fold doors opening to a Juliet balcony, perfectly framing spectacular countryside and sea views. A feature wood-burning stove sits on a raised slate hearth, complemented by twin radiators, engineered oak flooring, TV point, and pendant lighting.





BEDROOM TWO

A spacious double bedroom enjoying a double-glazed Velux window to the rear elevation, offering delightful views across the rolling countryside. Finished with engineered oak flooring, radiator, TV point and a useful walk-in storage cupboard. Door to:

EN-SUITE SHOWER ROOM

A contemporary suite with double-glazed Velux window to the front elevation, comprising a large walk-in shower with glass screen, vanity unit with inset wash hand basin, and low-level WC. Further features include a shaver point, extractor fan, and heated towel rail.

BEDROOM THREE

A well-proportioned double bedroom with uPVC double-glazed window to the front elevation, engineered oak flooring, ample space for bedroom furniture, TV point and radiator.

BEDROOM FOUR

A comfortable double bedroom with twin uPVC double-glazed windows to the front elevation, engineered oak flooring, space for bedroom furniture, TV point and radiator.

FAMILY BATHROOM

Fully tiled from floor to ceiling, this stylish bathroom comprises a panelled bath, vanity unit with inset wash hand basin, and low-level WC. Additional features include a shaver point, extractor fan, and heated towel rail.

SECOND FLOOR LANDING

With light tunnel providing natural illumination, engineered oak flooring, and door leading to:

PRINCIPAL BEDROOM SUITE

An impressive and generously proportioned double bedroom with double-glazed French doors opening to a Juliet glass balcony, perfectly framing far-reaching views across the coastline and surrounding countryside. Finished with engineered oak flooring, radiator and TV point.

DRESSING AREA

Featuring double-glazed Velux windows to the side elevation, enjoying stunning views towards the sea and golf course. Fitted with a built-in mirrored double wardrobe and radiator. Door to:

EN-SUITE BATHROOM

A well-appointed suite with obscure uPVC double-glazed window to the front elevation, comprising a centre-fill bath with feature tiled surround, vanity unit with inset wash hand basin, and low-level WC. Further benefits include a shaver point, extractor fan, and heated towel rail.

OUTSIDE

To the front, the property offers off-road parking for 2-3 vehicles, with access to both sides. One side leads to a covered log store and gravelled area, continuing to a private section laid to AstroTurf with an outdoor shower, enclosed by timber fencing.

To the rear, an extensive composite decking area provides space for outdoor dining and entertaining, enjoying uninterrupted views across open countryside.

GARAGE

Integral garage with electric up-and-over door, power, lighting, and water supply. There is also plumbing and space for a washing machine and tumble dryer, with an internal door leading directly into the kitchen.

AGENTS' NOTE

Use of the field to the rear is subject to agreement with the neighbouring owner.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, drainage, electricity and gas.



EE Rating - C



Council Tax Band - E



Directions

What3Words – wanted.much.restores



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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