





TRELESSA, CHURCH PATH

Bude, Cornwall, EX23 8LH

Price £1,250,000

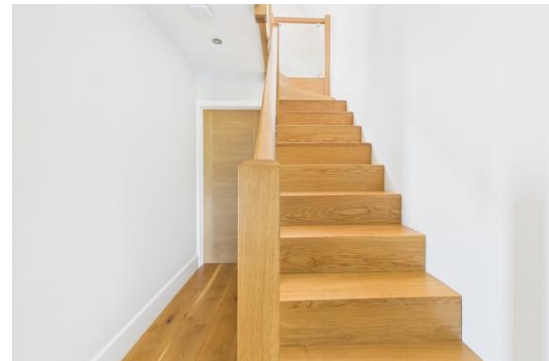
- Spacious and unique detached house
- Highly sought after location, walking distance of local beaches and Bude town
- Living room with bi-fold doors, sun room, family room, kitchen/dining room
- Three bedrooms, stunning principal suite and separate bathroom
- Double garage, extensive parking and well maintained landscaped gardens

Tucked away in one of Bude's most desirable coastal spots, Treslessa is a striking detached home that blends space, style, and an exceptional location. Set along the highly sought-after Church Path, the property sits just a short 250-yard stroll from the Sea Lock and the golden sands of Summerleaze Beach —perfect for embracing the very best of seaside living. The town centre, library, popular restaurants, and the charming Falcon Hotel are all within easy walking distance, making this an enviable place to call home.

Inside, the property is thoughtfully designed for both comfort and modern living, featuring underfloor heating throughout and a mechanical ventilation with heat recovery (MVHR) system. The welcoming entrance hall leads to a bright and airy living room, where bi-fold doors open onto a balcony, garden room, a versatile family room which flows effortlessly into a beautifully designed kitchen/dining area, highlighted by a distinctive curved wall that adds architectural interest. The ground floor also offers a study or third bedroom, along with an additional bedroom complemented by a convenient 'Jack and Jill' bathroom.

Upstairs, the impressive principal suite provides a peaceful retreat, complete with its own balcony, a dedicated dressing area, and a stylish ensuite shower room.

Outside, a double garage and generous block-paved driveway provide ample parking, while the surrounding gardens offer space to relax and unwind. The rear garden is mainly laid to lawn and features composite decking, a hot tub, and fruit trees. Available with no onward chain.





DIRECTIONS

From the Bude office proceed along The Strand to the mini roundabout, bear right over the bridge, pass the turning to Breakwater Road and take the next immediate turning right towards St Michael's Church and the property will be located a short distance along on the left hand side.

ENTRANCE HALL

Entering via a composite wood effect door with UPVC opaque fixed side panel to the entrance hall. Bespoke oak staircase with glass balustrade ascending to the first floor, inset lighting, storage cupboard and engineered oak wood flooring with underfloor heating.

LIVING ROOM

18' 9" x 12' 9" (5.72m x 3.89m) A bright and spacious reception room with aluminium double glazed bi-fold doors with integrated blinds to the front elevation leading out to the balcony and offering views over towards Bude canal. Gazco inset contemporary electric fire, TV recess with space for soundbar and speaker recess, high level speaker points for Sonos speakers and engineered oak wood flooring with underfloor heating. Aluminium double glazed bi-fold doors leading to:-

SUN ROOM

11' 00" x 8' 10" (3.35m x 2.69m) A bright and spacious triple aspect room with double glazed windows to the front and side elevations with integrated blinds and aluminium double glazed bi-fold doors to the rear with integrated blinds leading out onto the composite deck seating area. Attractive natural stone tiled flooring and wall mounted electric heater.

BEDROOM THREE/STUDY

9' 10" x 8' 00" (3m x 2.44m) A bright and spacious reception room with double glazed window to the front elevation with integrated blinds peruse over view canal. Engineered flooring with underfloor heating.

FAMILY ROOM

12' 10" x 10' 8" (3.91m x 3.25m) A spacious reception room with aluminium double glazed bi-fold doors to the rear elevation leading out to the composite decked seating area. Inset lighting, Sonos speaker points and engineered oak wood flooring with underfloor heating. Open plan to:-

KITCHEN/DINING ROOM

23' 2 max" x 11' 9 max" (7.06m x 3.58m) A impressive bright and spacious triple aspect kitchen dining room with feature curved wall with aluminium double glazed windows with integrated blinds and further matching windows to the side and rear elevations offering views across Bude canal and the landscaped gardens. Inset lighting, Sonos speaker points and attractive natural stone tiled flooring with underfloor heating.

The kitchen is finished with a wide range of wall and base units with granite worksurface with matching upstands, incut drainer with undermounted composite sink with mixer tap and Zip boiling and chilled tap. Large central island with inset Siemens induction hob with downdraft extractor. Two integrated Neff electric double ovens and Siemens warming drawer, integrated Neff dishwasher and Hoover washing machine.

BEDROOM TWO

12' 11" x 12' 10 max" (3.94m x 3.91m) A bright and spacious double bedroom with aluminium double glazed window with integrated blinds to the rear offering views over the gardens. Engineered oak wood flooring with underfloor heating. Door to:-

JACK AND JILL BATHROOM

10' 6" x 6' 6" (3.2m x 1.98m) Twin aluminium double glazed windows with integrated blinds to the rear elevation, inset lighting, panel enclosed shower bath with mains fed shower, wall hung vanity unit with inset basin and mixer tap, toilet bowl with concealed cistern, dual fuel wall mounted towel rail and attractive tiled flooring with underfloor heating.

FIRST FLOOR

BEDROOM ONE

30' 8 max" x 10' 4 max" (9.35m x 3.15m) A stunning bright and spacious principal suite with Velux windows to the rear and side elevations, aluminium double base window to the front with integrated blinds offering views over Bude Canal, Bude light and Castle grounds and aluminium double glazed bi-fold doors within integrated blinds leading out onto the balcony seating area and offering views down to view sea pool. Inset lighting, two eves storage cupboards, oak and cherry wood bespoke hand crafted furniture with range of drawers and dressing table. Built in wardrobe and airing cupboard housing the pressurised hot water cylinder and underfloor heating manifolds. Sonos speaker points and engineered oak wood flooring with underfloor heating. Door to:-

ENSUITE

10' 4" x 9' 00" (3.15m x 2.74m) Velux windows to either side and aluminium double glazed window to the front Edith integrated blinds. Inset lighting, double shower enclosure with soak head shower and separate hand attachment, twin wall mounted curved vanity units each with inset sinks and mixer taps, wall hung toilet bowl with concealed cistern, dual fuel heated towel rail and attractive stone tiled flooring with underfloor heating.

DOUBLE GARAGE

19' 11" x 18' 9" (6.07m x 5.72m) Twin electric roller doors to the front elevation, light and power connected, cold water tap, consumer units, storage recess and Alpha wall mounted gas boiler.

OUTSIDE

To the front of the property twin slate capped pillars with attractive block paved driveway with raised plum slate chipped flower beds. Steps lead up to the front balcony with stainless and glass balustrade with attractive stone path leading to the front door. Stone path leads around to the side and rear of the property to the landscaped gardens. Laid to lawn with raised vegetable beds and pedestrian gate to the side leading to Church Path. To the rear

extensive composite decked seating area with raised floor beds with plum and cherry fruit trees and Julianna greenhouse with watering system. Large purpose built workshop/store. Further composite decked seating to the side which sheltered and private and can be accessed from the sun room with BBQ shelf and hot tub.

COUNCIL TAX

Band F

SERVICES

All mains services are connected. Mechanical Ventilation with Heat Recovery (MVHR)

TENURE

Freehold





Approximate total area⁽¹⁾

2018 ft²

187.5 m²

Balconies and terraces

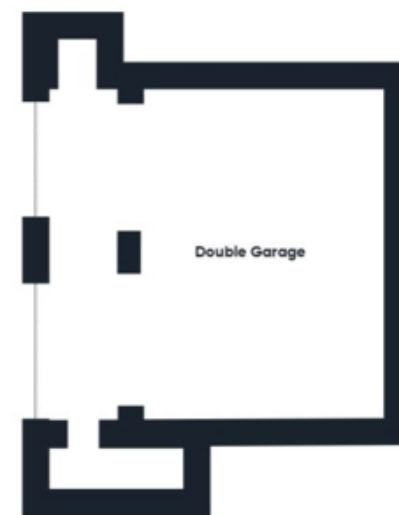
1778 ft²

165.2 m²

Reduced headroom

81 ft²

7.6 m²





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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