



1 Grenville Park

Bude, Cornwall, EX23 9AY

KIVELLS

1 Grenville Park

Stratton, Bude, Cornwall, EX23 9AY

£725,000 Guide Price

Immaculately presented, five bedroom detached home

Set on a generous plot with a double garage and parking for a number of vehicles

Offering spacious accommodation throughout including an impressive open plan kitchen / dining room with access to the balcony

Conveniently located within walking distance of local schools, shops and the town

Private, gated cul-du-sac

EPC Rating: C



Situation

Grenville Park sits within a highly sought-after gated community, conveniently positioned close to Bude's town centre, beaches, and schools. Bude itself offers an excellent range of amenities, including a vibrant shopping centre, a wide choice of restaurants, and superb sporting facilities such as an 18-hole golf course, a leisure pool and all-weather, floodlit tennis courts.

The town provides both primary and secondary education and is renowned for its two popular sandy beaches. There is easy access to the A39 coastal road, offering excellent connections north towards the larger towns of Bideford and Barnstaple and south deeper into Cornwall.

Just three miles away lies the ever-popular coastal resort of Widemouth Bay, celebrated for its expansive sandy beaches, exhilarating surf and breathtaking coastal walks.

Description

Located in the sought-after gated residential cul-du-sac, 1 Grenville Park is an impressive five-bedroom detached residence set within a generous plot. The property's thoughtful reverse-level design takes full advantage of its elevated position, framing panoramic, far-reaching countryside views over the surrounding North Cornwall landscape and sea glimpses to the West.

The main entrance level welcomes you into a light-filled reception hall that flows seamlessly into the primary living spaces. Designed for both daily life and hosting, this floor features a spacious dual-aspect lounge, a formal dining room (currently used as an additional bedroom) and a bright kitchen/breakfast room supported by a separate utility. An East facing balcony can be accessed via the living room or kitchen and enjoys sun for much of the day. A dedicated study and a convenient cloakroom complete the ground-floor layout, offering an ideal setup for remote working or quiet study.

The lower ground floor houses the flexible sleeping accommodation, comprising five well-proportioned bedrooms. The principal master suite and a second double bedroom both feature private en-suite facilities, while the remaining bedrooms are served by a family bathroom. Completing this level is a delightful sun room that connects the interior directly to the private front and rear gardens. Outside, the property is further enhanced by a large detached double garage and a large block paved driveway providing ample off-road parking.



Accommodation

Entrance Hall:

Reception hall providing access to the main living areas and stairs down to the lower ground floor. Oak engineered flooring and large window creating a light and welcoming entrance

Lounge:

Spacious and light-filled living area ideal for relaxing and entertaining, featuring dual-aspect windows framing local views. Log burning stove set on a slate hearth with stone effect surround and wooden mantle. Continuation of wooden flooring. Patio doors leading to the balcony which also has an electric awning.

Kitchen / Breakfast Room:

Bright, and spacious room with ample worktop space, matching wall and base units, with stone worktop, matching centre island. Double bosh oven and 5 ring gas burner with extractor hood., inset sink and drainer. Window overlooking the surrounding countryside and patio doors to the balcony. Ample space for informal dining. Wood effect flooring.

Dining Room:

Dedicated dining room positioned adjacent to the kitchen, perfect for formal meals or family gatherings.

Utility Room:

Practical space set off the kitchen with a range of matching wall and base units, plumbing for all appliances.

Study:

Quiet first-floor home office or reading room, perfect for remote working.





Ground Floor

Master Bedroom (with En-Suite): Generously proportioned principal bedroom with window and double doors to the rear garden, with carpeted flooring.

En-suite Bathroom:

The ensuite bathroom comprises a three piece suite with walk in shower, w/c and handbasin, the bathroom is tiled to half surround with tiled flooring.

Bedroom Two

Spacious double bedroom with ample space for furniture double bedroom and window to the garden.

Ensuite Bathroom

Large ensuite with double shower, bath, w/c and handbasin. Tiled to half surround, window to the side elevation and tiled flooring.

Bedrooms Three

Spacious double bedroom with window to the front elevation, integrated wardrobe and carpeted flooring

Bedroom Four

Additional double bedroom set to the front of the property with ample space for furniture and window to the front elevation.

Bedroom Five

Currently utilised as an additional living room, with carpeted flooring and door leading to the sun room.

Sun Room:

Bright, glazed garden room seamlessly connecting the lower level accommodation to the outdoors.

Family Bathroom:

Main household bathroom servicing the secondary bedrooms, fitted with a three piece suite boasting a large walk-in shower, tiled to half surround and tiled flooring. W/C and handbasin and opaque window to the front elevation.

Externally

Outside the property boasts a large brick paved driveway with parking for multiple vehicles and access to the garage.

The garden has been predominantly been gravelled for low maintenance, with some mature trees and shrubs.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, gas, electricity and drainage.



EE Rating - C



Council Tax Band - G



Directions

What3Words - /// tweeted.olive.congested



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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