




Lake House

Flexbury Park, Bude, Cornwall, EX23 8RS

KIVELLS



Lake House

Flexbury Park, Bude, Cornwall, EX23 8RS

£550,000 Guide Price

Charming Grade II listed 5-bedroom home with adjoining self-contained 1-bedroom annexe and additional large versatile building—ideal for guests, multi-generational living or income potential

Set in sought-after Flexbury, close to beaches and town centre

Retains character features throughout, including original sash windows, staircase, and parquet flooring

Spacious accommodation with modern kitchen/diner, dual-aspect living room, and well-sized bedrooms

Enclosed front and rear gardens and off-road parking

EPC Rating: C

Situation

Situated on popular residential street within the town, the property is a short walking distance of popular sandy beaches, stunning coastal scenery, public houses, restaurants and the towns 18 hole links golf course.

Bude town centre is within easy distance and offers a wide range of commercial, education and recreational facilities including primary and secondary schools, range of independent and national shopping outlets and supermarkets.

The A39 'Atlantic Highway' is around 1 mile away and provides excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5.

Lake House is an attractive and well-presented Grade II listed five-bedroom residence located in the ever-popular Flexbury area, just a short stroll from the town centre and local beaches. Rich in period charm, the property boasts an array of character features throughout, including original sash windows, parquet flooring, and a striking original staircase, all sympathetically maintained.

The spacious and flexible accommodation is arranged over two floors and includes a stylish modern kitchen/dining room with garden views, and a generous dual-aspect living/dining room with a feature fireplace housing an electric fire. Upstairs, a large landing area leads to four double bedrooms, a further single room, and a well-sized family bathroom, all benefitting from continued character detailing.

In addition to the main residence, the property offers an adjoining self-contained one-bedroom annexe, which features a bright living/dining room, modern kitchen, WC, and stairs rising to a double bedroom and bathroom—ideal for multi-generational living, guests, or as a potential income stream.

Outside, enclosed front and rear gardens provide seasonal bursts of colour and benefit from morning and afternoon sun, offering space to relax and entertain. To the rear, there is off-road parking, a former garage, and a generous outbuilding to the western boundary, comprising

five rooms, inclusive of shower room and a kitchen area, and offering great potential.

Lake House combines character with modern comforts, alongside flexible accommodation, in a superb location close to the beaches — making it a rare opportunity in one of Bude's most sought-after residential areas.

GROUND FLOOR

ENTRANCE

Timber door into Entrance Hall. Space for coats and boots, timber panelling to half-height, original parquet flooring. Doors to:

HALLWAY

Spacious and bright hallway with original staircase rising to the first floor, with understairs storage cupboard. Impressive character features continue with original panelling and continuation of flooring. Ceiling light, radiator, doors to:

KITCHEN

A range of modern matching eye and base-level units with work surface over, incorporating 1.5 bowl sink/drain unit. Integrated appliances include gas hob with extractor hood above, NEFF double oven and dishwasher. Undercounter space and plumbing for washing machine. Twin uPVC double-glazed windows to





the side. Directional spotlights, tiled splash-backing, continuation of panelling. Space for free-standing fridge/freezer, tiled flooring.

LIVING ROOM

Very generous dual aspect reception room with original glazed doors to the front aspect with secondary glazing and further window to the rear. Feature fireplace with timber mantel and slate hearth housing feature electric log burner. Ceiling and wall lights, radiators, ample space for living and dining room furniture, wood-effect flooring.

FIRST FLOOR

LANDING

Spacious and bright split-level landing, ceiling light, soft hatch access, original wooden flooring. Doors to:

BEDROOM ONE

Good-size double bedroom with glazed window to the front aspect with secondary glazing, ceiling light, radiator, ample space for bedroom furniture, fitted carpet.

BEDROOM TWO

Double bedroom with glazed window with secondary glazing to the rear aspect, ceiling light, ample space for bedroom furniture. Vanity unit with inset handwash basin, radiator, fitted carpet.

BEDROOM THREE

Double bedroom with uPVC double-glazed windows to the rear and side aspect. Ceiling light, ample space for bedroom furniture and fitted carpet.

BEDROOM FOUR

Single bedroom with uPVC double-glazed windows to the rear and side aspect. Ceiling light, radiator, fitted carpet.

BEDROOM FIVE

Single bedroom with glazed window to the front aspect with secondary glazing. Ceiling light, handwash basin, radiator, fitted carpet.

BATHROOM

Four-piece suite comprising panel-enclosed bath, walk-in shower enclosure with Aquabond splash-backing, pedestal handwash basin and WC. uPVC double-glazed window to the rear aspect, ceiling light, timber panelling to half height, chrome heated towel rail and laminate flooring.

ANNEXE

GROUND FLOOR

Spacious and bright dual-aspect reception room with original glazed doors to the front aspect and bay-style window to the side with secondary glazing. Feature fireplace with stone backing, oak mantel and slate hearth housing electric fireplace, ample space for living and dining room furniture. Stairs rising to the first floor. Ceiling lights, wood-effect laminate flooring and door to:

INNER HALLWAY

Cupboard housing gas-fired boiler running domestic hot water and heating systems for both main house an Annexe, and hot water tank. Doors to:



WC

WC, wall-mounted handwash basin with tiled backing, ceiling light and wood-effect flooring.

KITCHEN

Modern kitchen comprising a range of matching eye and base-level units with work surface over incorporating composite sink/drain unit. Integrated appliances include an induction hob with electric oven under and extractor hood above, undercounter space for fridge/freezer and undercounter space and plumbing for washing machine. uPVC double-glazed door to the rear aspect, ceiling light, radiator, wood-effect laminate flooring.

FIRST FLOOR

BEDROOM

Generous double bedroom with glazed window with secondary glazing to the front aspect. Ceiling light, cupboard, radiator, fitted carpet, ample space for bedroom furniture. Doors to:

BATHROOM

Three-piece suite comprising corner bath shower over, pedestal handwash basin and WC. Glazed window to the side aspect with secondary glazing, ceiling light, radiator, tiled flooring.

OUTSIDE

Externally, the enclosed front garden is predominantly laid to gravel, complemented by a variety of mature flower and shrub borders, offering an attractive and low-maintenance initial impression.

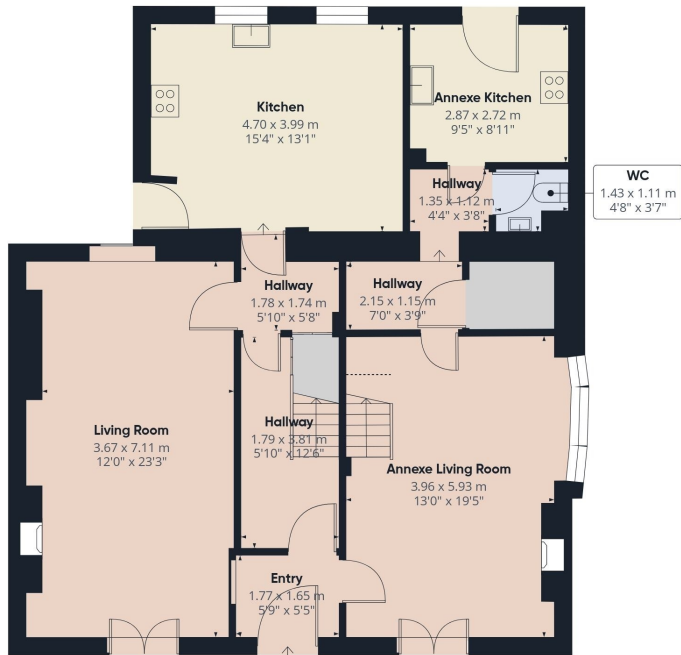
A shared driveway provides access to an off-road parking space and leads through to the enclosed rear garden, which enjoys a high degree of privacy. This space is mainly laid to lawn, bordered by an array of established planting colour throughout the seasons. Benefitting from afternoon sun, the garden offers an ideal spot for relaxing or entertaining.

At the rear boundary lies a versatile range of outbuildings, including a former garage now a store room and an adjoining versatile building comprising five rooms inclusive of a shower room and kitchen area. These buildings offer excellent potential for a variety of uses such as a workshop, hobby room, home office, or additional utility space, depending on individual needs.

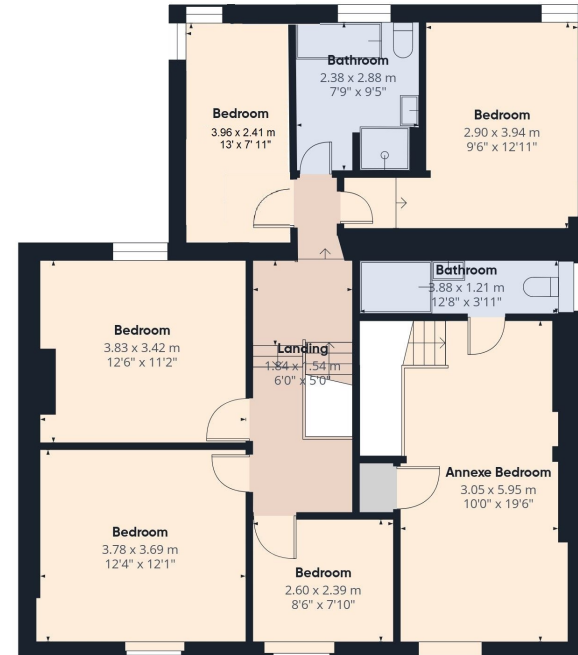


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
194 m²
2095 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Mains gas, electricity, drainage and water. Gas fired central heating.

⚡ EE Rating - C

£ Council Tax Band - C and A

/// Directions

What3Words - ///bribing.udder.skippers

👤 Virtual Tour

<https://tour.giraffe360.com/701de7dba9224dc19d49101b8ea9c0f2>

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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