



# 4 Cedar Grove

Bude, Cornwall, EX23 8NB

KIVELLS

## 4 Cedar Grove

Bude, Cornwall, EX23 8NB

£595,000 Guide Price

Well-proportioned four-bedroom, detached house

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Far-reaching views across Bude golf course and towards the coast

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Occupying a generous plot with excellent potential to extend (subject to the necessary consents)

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Private, well-maintained south-facing gardens

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Extensive off-street parking and a large integral garage

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Sought-after location within walking distance of beach and town centre

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EPC Rating: D

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## Description

A rare opportunity to acquire a well-proportioned four-bedroom detached house, occupying a generous plot within one of Bude's most sought-after residential locations. Ideally situated within easy walking distance of the town centre, beaches and local amenities, the property enjoys far-reaching views across Bude Golf Course and towards the coastline, together with exceptional potential to create a superb long-term family home.

The spacious accommodation briefly comprises a kitchen, dining room, living room, sun room, fourth bedroom, shower room and a large integral garage on the ground floor. To the first floor are three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property occupies an enviable wrap-around plot with private, well-maintained south-facing gardens, providing excellent space for outdoor entertaining. A substantial driveway offers extensive off-street parking in addition to the integral garage.

Offering excellent scope for extension (subject to the necessary planning consents), together with the opportunity to modernise and add value, this is a rare chance to secure a detached home in one of Bude's most desirable residential locations.

## Situation

Located within the highly sought-after Flexbury area of Bude, Cedar Grove is a small and exclusive residential development enjoying a peaceful setting just a short walk from the town centre and the stunning North Cornish coastline. Crooklets Beach, renowned for its golden sands and excellent surfing, is within easy walking distance, together with the South West Coast Path offering spectacular coastal walks.

The thriving coastal town of Bude provides an excellent range of local and national amenities including supermarkets, independent shops, cafés, restaurants and public houses, together with primary and secondary schools, a leisure centre, all-weather floodlit tennis courts, an 18-hole links golf course and the historic Bude Canal.

The A39 Atlantic Highway is easily accessible, providing excellent links north towards Bideford and Barnstaple and south into Cornwall. The market town of Holsworthy is approximately 10 miles away, whilst the cathedral city of Exeter, with its M5 motorway, mainline railway station and international airport, is approximately 50 miles to the east.

## Accommodation

Entrance via a part-glazed uPVC front door into:

### PORCH

A welcoming entrance with tiled flooring, exposed stonework and windows to the front and side elevations. Door into:

### HALLWAY

Stairs rising to the first floor with fitted carpet, radiator and useful understairs storage cupboard.

### DINING ROOM

Window to the front elevation. A well-proportioned reception room with ample space for a dining table and chairs. Fitted carpet and radiator. Glazed uPVC doors lead into:

### SUN ROOM

Sliding uPVC doors and windows overlooking the garden. Fitted carpet and radiator.

### KITCHEN

Window to the side elevation. Fitted with a range of base and wall-mounted units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with mixer tap and drainer. Integrated Hotpoint eye-level oven with four-ring gas hob and extractor hood over. Space for a freestanding fridge/freezer and washing machine. Laminate flooring and radiator.

### LIVING ROOM

A spacious dual-aspect reception room with windows to the rear elevation and large sliding uPVC doors opening onto the garden. An attractive fireplace with tiled surround and mantel provides a focal point, with ample space for a range of living room furniture. Fitted carpet and radiators.

### SHOWER ROOM

A three-piece suite comprising a shower with tiled surround, W/C and wash hand basin. Tiled flooring and radiator.

### INNER HALLWAY

Tiled flooring with two useful storage cupboards.. Part-glazed uPVC door providing access to the side of the property and garden.

### BEDROOM FOUR / OFFICE

A versatile ground floor room with a window to the rear elevation. Suitable as a fourth bedroom, home office or hobby room. Fitted carpet and radiator.

### FIRST FLOOR LANDING

Window to the side elevation. Fitted carpet, airing cupboard housing the hot water cylinder and access to the loft space.

### BEDROOM ONE

A superb dual-aspect principal bedroom enjoying views towards the golf course and the coast. A generous double room with space for a king-size bed and a range of freestanding furniture. Fitted carpet and radiator. Door into:

### EN-SUITE SHOWER ROOM

Obscure window to the rear elevation. A four-piece suite comprising a shower with tiled surround and glass screen, low-level W/C, wash hand basin and bidet. Heated towel rail, radiator and fitted carpet.

### BEDROOM THREE

Window to the side elevation enjoying fantastic views towards the golf course and coastline. A further well-proportioned bedroom with a fitted carpet and radiator.

### BEDROOM TWO

A generous dual-aspect double bedroom enjoying views towards the golf course. Space for a double bed together with a range of freestanding furniture. Fitted carpet and radiator.

### FAMILY BATHROOM

Obscure window to the side elevation. Fitted with a three-piece suite comprising a panelled bath with tiled surround, W/C and wash hand basin. Fitted carpet and radiator.



## Outside

The property is approached via a driveway providing access to the garage and ample off-road parking for multiple vehicles. Occupying an enviable wrap-around plot, the property enjoys a fantastic south-facing aspect, with gardens that are predominantly laid to lawn and bordered by a variety of well-established trees, mature shrubs and attractive stone walling, creating a high degree of privacy and a delightful setting.

### DOUBLE GARAGE

Up-and-over door to the front aspect and window to the rear. Hand wash basin and storage cupboard. Useful storage space with power and lighting connected.

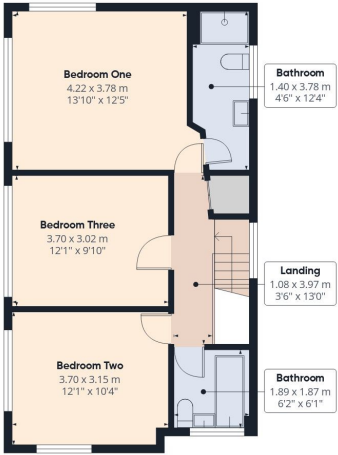


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

168.5 m<sup>2</sup>  
1816 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(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.

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## Services

Mains gas, water, electricity and drainage.



EE Rating - D



Council Tax Band - E



Directions

What3Words - ///lordship.terminology.disputes



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](http://www.kivells.com).

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