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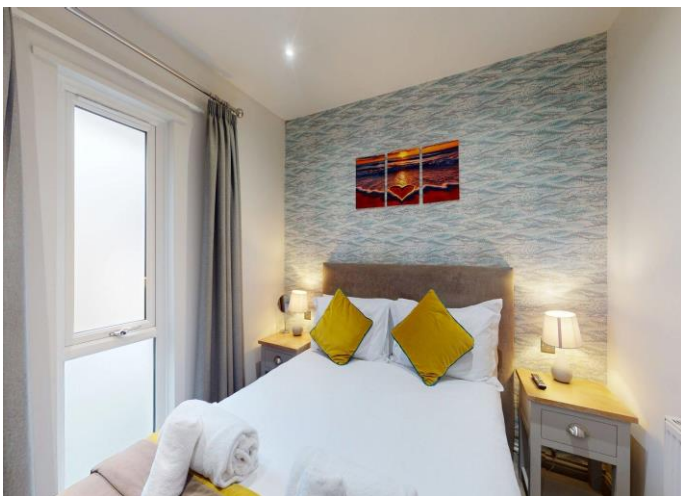


## 2 Hopton

Bude Coastal Resort, Bude, Cornwall EX23 8SF

**£185,000** Leasehold





### The Property

Whether looking for peace and quiet or an activity filled resort for your vacation, Bude Coastal Resort fits the bill. With its on site leisure facilities including the cafe/bar, spa and swimming pool there is something for everyone. This attractive part stone clad holiday home is very well appointed and offers very comfortable home away from home comforts with gas fired central heating, full double glazing and smart and well equipped accommodation. It has a spacious double aspect living room, a smart and well fitted kitchen with all major kitchen appliances, a fully tiled shower wet room and two double bedrooms. It is well decorated and in superb condition throughout. To the rear is a decked terrace with ample space for the hot tub and a dining table and chairs. Close by is parking. Viewing is strongly recommended.

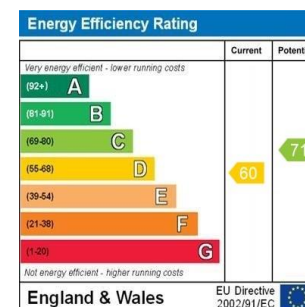
### The Resort and Facilities

Whether you're planning a peaceful escape for two or an activity-filled getaway with family and friends, Bude Coastal Resort offers a superb range of on-site facilities to suit every style of stay. Guests can enjoy as much or as little as they wish, with spaces designed for relaxation, recreation, and quality time together. Unwind in the modern spa and leisure complex, featuring an indoor heated swimming pool, sauna, Jacuzzi, and tranquil treatment rooms offering a wide selection of indulgent Temple Spa therapies. For those seeking to stay active, the fully equipped gym provides everything needed for a refreshing workout, while outdoors you'll find a charming putting green and a dedicated children's play area. At the heart of the resort, the laid-back café bar is open daily, serving fresh, seasonal food and drinks throughout the day. Enjoy a glass of wine on the sun-drenched terrace, share freshly baked pizzas in the evening, or take away hearty, home-cooked favourites.

### The Surrounding Area

Located on Cornwall's spectacular north coast, Bude is ideally positioned to explore some of the county's most dramatic and unspoilt landscapes. Celebrated for its expansive sandy beaches, rolling dunes, and exhilarating Atlantic surf, Bude enjoys close proximity to Summerleaze Beach, Crooklets Beach, and the iconic Bude Sea Pool, a much-loved coastal landmark set into the rocks. The surrounding area is a paradise for outdoor enthusiasts, with the South West Coast Path just over a mile away offering breathtaking cliff-top walks north along the Hartland Heritage Coast and south past Widemouth Bay to Crackington Haven. Inland, the tranquil Bude Canal provides peaceful waterside walks, while nearby market towns and traditional villages reflect Cornwall's rich heritage. Cultural highlights and family attractions are also within easy reach, from the legendary ruins of Tintagel Castle to the rolling countryside and hidden coves of North Cornwall.

- Set in a quiet spot at Bude Coastal Resort
- A terraced part stone clad holiday home
- Attractive private terrace with hot tub
- Two bedrooms
- Smart fitted kitchen
- Fully tiled luxury wet room with shower
- Mains gas fired central heating and full double glazing
- Superb site facilities including pool, leisure complex, gym, spa and cafe/bar
- Great access across countryside to Bude and the beach
- Parking close by



### Path to the Beach

From Bude Coastal Resort, a delightful walk leads through the rolling greens of Bude & North Cornwall Golf Club, continuing into the heart of Bude before reaching the beach. This scenic route offers expansive views across the course and coastline. Along the way, visitors can make use of the golf club's facilities, with opportunities to book tee times, arrange lessons, or pause at the welcoming Atlantic Bar and Bistro for refreshments before strolling through town and down to the sands.

### Inside No 2 Hopton

The hallway has a high ceiling and LED downlighters and oak finished doors to all rooms. The living room is spacious and bright with a double aspect that includes French doors to the rear terrace. It is well appointed with space for two sofas, a six seater dining table and it has a wall mounted TV. The kitchen is very well fitted with extensive worktops, base and wall cabinets and all major kitchen appliances included. The shower/wet room has fully tiled walls and floor and a built in thermostatic shower with both a rain shower head and shower wand, a low level w.c and a wall mounted wash basin with a lit mirror above. Both bedrooms are double size with a pair of twin beds and a wardrobe in bedroom 2 and a King size double bed and wardrobe in bedroom 1 and both bedrooms have a wall mounted TV. This comfortable holiday home is fully double glazed and gas centrally heated for year-round comfort.

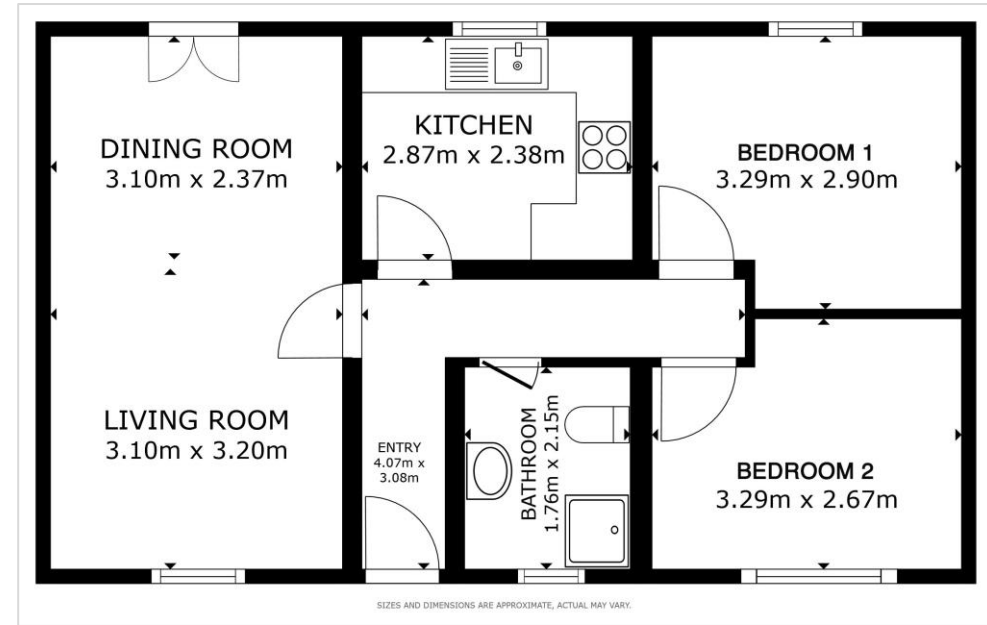
### Outdoor Living

To the rear of No.2 Hopton is a generous decked terrace with a privacy screen curving around to shelter the fitted six person hot tub and the sitting area with its dining table and seating. There is an exterior tap and two wall mounted lights as well as two exterior power points.

### Ownership

Ownership within the resort also carries a sense of thoughtful responsibility, one that respects Cornwall's communities while supporting its future. As these residences are designated holiday properties, they do not displace local housing or disrupt village life. Instead, they strengthen the region's economy, which is deeply rooted in welcoming guests, sharing its landscapes, and sustaining local businesses. By owning at the Estate, you contribute to a model of tourism that uplifts rather than overwhelms, enriching the very communities that make Cornwall so special. This responsible classification also brings tangible benefits: both stamp duty and council tax are significantly reduced, reflecting the positive impact of investing in properties designed specifically for holiday enjoyment rather than permanent residence. These properties also benefit from the security of a 999 year lease.

Buying within the Estate also brings the comfort of dedicated, resident management. The grounds, facilities, and shared spaces are meticulously cared for, ensuring your surroundings are always beautifully presented. It can be a true 'lock-up-and-leave' arrangement, secure, maintained grounds, and always ready for your arrival. In addition, the properties have provided a healthy rental return over the past decade. Should you choose to let your property, full rental management, housekeeping and guest care can be managed on your behalf. Alongside its lifestyle appeal, Bude Costal Resort offers strong investment potential. The resorts reputation, central location, and year-round desirability create consistent demand for premium holiday accommodation. Owners can generate attractive rental income while still enjoying personal use, allowing the property to function both as a private retreat and a rewarding investment.



### Lease and Facilities

All properties at Bude Coastal Resort are offered on secure 999-year leases, providing long-term peace of mind and flexibility. Resort fees are inclusive of full access to the on-site leisure and spa facilities, allowing owners and guests to enjoy the pool, gym, spa amenities, and communal spaces as part of the lifestyle, with no additional membership costs.

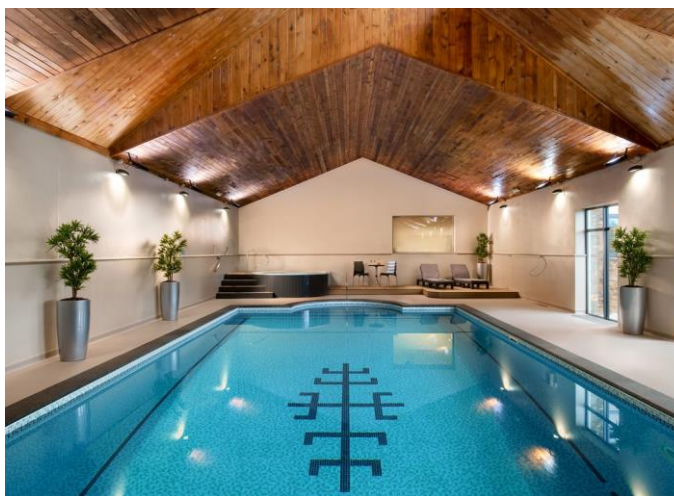
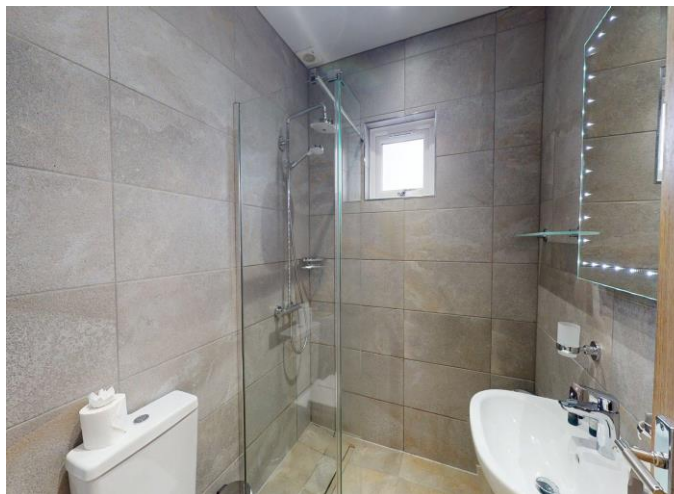
### Council tax

If the property is to be let as an investment, then it would be subject to Business Rates and possibly an exemption if you apply for it. If the property is to be a private holiday home for your sole use, the council tax will be based on the local council tax for restricted use homes and will most likely be Council Tax Band A.

### Arrange a Viewing

To arrange a private viewing or for any questions you may have, please feel free to call or email us. We are always delighted to assist.





#### VIEWING BY APPOINTMENT ONLY

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