



26 Upton Meadows

Lynstone, Bude, Cornwall, EX23 0RB

KIVELLS

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Lynstone, Bude, Cornwall, EX23 0RB

£650,000 Guide Price

Immaculately presented, five-bedroom detached executive residence

Generous and versatile accommodation enhanced through open plan living

Double garage with parking for three vehicles and a private rear garden

Excellent potential to extend and create a separate annexe

Far-reaching views towards the town

Conveniently located within walking distance of the beach, town amenities and coast path

Offered for sale with no onward chain





Description

This immaculately presented five-bedroom detached executive residence provides generous and highly versatile accommodation, thoughtfully arranged to suit modern family living.

Offered for sale with no onward chain, the property features a superb open-plan kitchen/living area with bifold doors opening to the garden, complemented by two dual aspect reception rooms, a WC and utility room on the ground floor. The main staircase leads to four of the five well-proportioned bedrooms, including a spacious principal bedroom with en-suite, together with a contemporary family bathroom. The second staircase leads to another dual aspect double bedroom and ensuite shower room.

A particularly attractive feature is the additional flexible layout of the house, offering ideal guest accommodation, multi-generational living space, or as a potential income opportunity. Subject to the necessary consents, there is further scope to create a fully independent annexe.

Externally, the property benefits from a double garage, driveway parking for three vehicles, and a private rear garden. Elevated in its position, the home enjoys far-reaching views towards the town and countryside. Solar panels further enhance the property's energy efficiency and long-term running costs.

Conveniently located within walking distance of the beach, town amenities, and the southwest coastal path, this is a rare opportunity to acquire a substantial and flexible home in a highly desirable location.

Situation

Situated close to the picturesque North Cornwall coast, Upton Meadows is a highly sought-after residential development positioned along the coastal road to Widemouth Bay. Bordering open farmland, it enjoys far-reaching views towards the town and coastline. The estate comprises a collection of executive-style homes, ideally located between Bude town centre and Widemouth Bay, renowned for its sandy beach and excellent surf.

The South West Coast Path is within easy reach, offering spectacular walks with breathtaking views across the rugged coastline and Atlantic Ocean.

Bude itself provides a wide range of amenities, including independent shops, public houses, and well-regarded restaurants. The town also caters well for leisure, with facilities such as a leisure pool, floodlit all-weather tennis courts, and an impressive 18-hole links golf course. In addition, there are two popular sandy beaches and a good selection of both primary and secondary schools.

Accommodation

ENTRANCE

Accessed via a part-glazed obscure uPVC door leading into:

HALLWAY

A spacious entrance hallway with engineered oak flooring continuing throughout the ground floor.

WC/CLOAKROOM

Fitted with a low-level WC and hand wash basin with fully tiled walls and useful space for coats and shoes.

INNER HALLWAY

Providing access to an understairs storage cupboard and fitted with a radiator.

KITCHEN/DINING ROOM

An open-plan, dual-aspect kitchen/dining space featuring bifold doors to the rear elevation opening onto the garden. The kitchen is fitted with a range of eye and base-level units with work surfaces over, incorporating a stainless steel 1.5 bowl sink with mixer tap and drainer. A Rangemaster gas cooker with extractor hood over and stainless steel splashback forms a central feature. Integrated appliances include a Hotpoint dishwasher, with further space for a freestanding fridge/freezer. The room comfortably accommodates a large dining table and additional furnishings. Engineered oak flooring continues throughout, complemented by spot lighting and radiators.

LIVING ROOM

A bright and spacious dual-aspect reception room with bifold doors to the rear and a window to the front elevation. Featuring a central gas stove set on a slate hearth, the room offers ample space for a range of living room furniture. Engineered oak flooring continues, fitted with radiators.

Stairs rising to the first floor:

LANDING

Access to the loft hatch and airing cupboard with a window to the front elevation. Fitted carpet and radiator.

BEDROOM ONE

A generous principal bedroom enjoying far-reaching views towards the town and rear elevation. Fitted wardrobes provide excellent storage, with ample space for a king-size bed and additional furniture. Fitted carpet and radiator.

ENSUITE SHOWER ROOM

Comprising a modern three-piece suite including a walk-in shower with rainfall and detachable shower head, glass shower screen, low-level WC, and hand wash basin with mixer tap. Obscure window to the side elevation, vinyl flooring, and heated towel rail.





BEDROOM TWO

Another generous double bedroom featuring fitted wardrobes and ample space for a king-size bed and additional bedroom furniture. Fitted carpet and radiator.

BEDROOM THREE

A well-proportioned bedroom with a window to the front elevation, fitted wardrobes, and space for a double bed. Fitted carpet and radiator.

BEDROOM FOUR

Window to the rear elevation, offering space for a range of bedroom furniture. Fitted carpet and radiator.

RECEPTION ROOM TWO

A versatile additional reception space with dual-aspect windows to the front and rear elevations. Ample space for a variety of uses.

UTILITY ROOM

Fitted with a range of eye and base-level units with work surfaces over, incorporating a stainless steel inset sink with mixer tap and drainer. Space and plumbing for a washing machine and tumble dryer. A part-glazed uPVC door providing access to the garden, with a window to the side elevation. Boiler and continuation of engineered oak flooring.

Stairs rising to:

BEDROOM FIVE

A bright dual-aspect double bedroom with space for a double bed and a range of furniture.

ENSUITE SHOWER ROOM

Comprising a three-piece suite including a large shower with glass screen and tiled surround, low-level WC, and hand wash basin. Velux window to the side elevation and vinyl flooring.

OUTSIDE

To the front of the property, there is driveway parking for three vehicles and access to the garage.

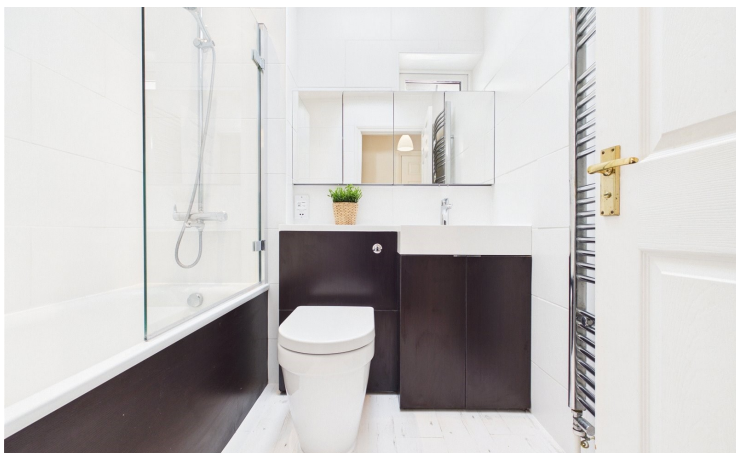
To the rear, a patio area adjoins the property, ideal for outdoor dining and entertaining. The garden is private, enclosed, and designed for low maintenance, bordered by established hedgerows to all sides.

DOUBLE GARAGE

Double garage with roller doors to the front aspect and a pedestrian door to the side provides excellent storage and parking. Power and lighting connected.

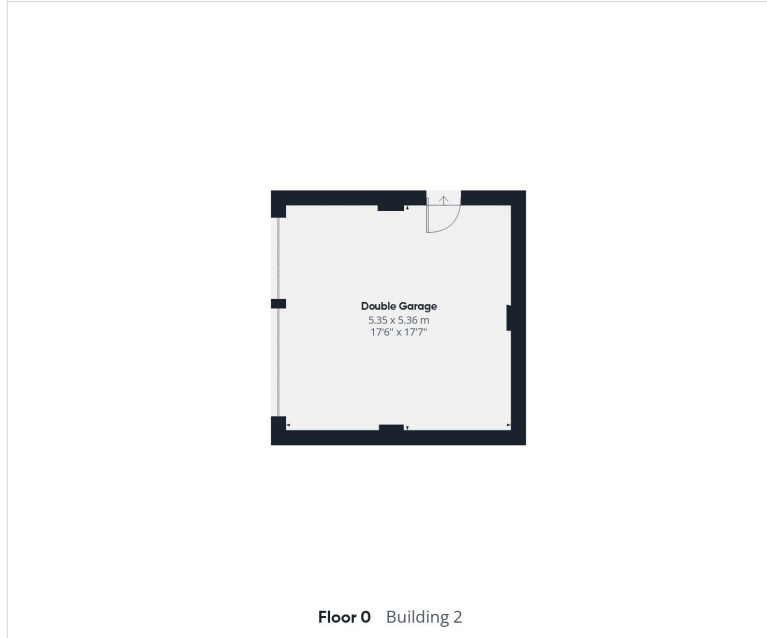
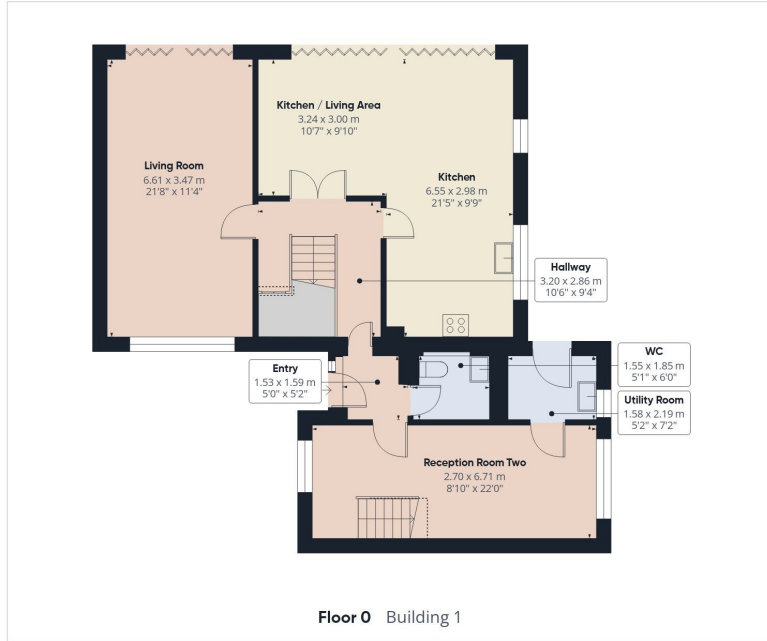
AGENTS' NOTE

The property benefits from the installation of solar panels.



Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

194.2 m²
2090 ft²

Reduced headroom

2.7 m²
29 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 water, gas, electricity and drainage. Solar panels.

⚡ EE Rating - A

£ Council Tax Band - E

/// Directions

What3Words - ///releasing.foster.icebergs

👤 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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Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

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