



Bramble Hill



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Crackington Haven, Bude, EX23 0JQ

Beach 0.5 miles - Village Shop 0.6 miles - Bude 11.3 miles

A most impressive detached house, occupying an elevated position with stunning coastline views

- No onward chain
- Substantial 6 bedroom detached residence
- Contemporary kitchen with bi-folding doors
- Annexe potential (subject to consents)
- Council Tax Band: E
- Private position with generous gardens
- Elevated coastal position with exceptional sea and countryside views
- Unique split-level design
- Garage & off road parking
- Freehold

Offers In Excess Of £1,000,000

Occupying a superb elevated position above the cliffs of Crackington Haven, this beautifully presented six-bedroom detached home enjoying far-reaching views of the Atlantic Ocean and surrounding countryside. Nestled within approximately 0.35 acres, this unique residence sits at the end of a private no-through lane and offers a high degree of peace and privacy, yet remains within close proximity from the beach.

The property has been thoughtfully extended and modernised during our client's long ownership, resulting in a spacious and versatile home of split-level design, with high-quality finishes and a wealth of character features throughout. Internally, the accommodation is arranged over several levels and includes a large kitchen with a granite-topped island, integrated appliances and full-width bi-folding doors opening onto a slate and decked terrace with countryside views. Adjoining the kitchen is a generous dining room with an oak staircase, Esse range cooker and slate flooring. Beyond lies a spacious living room with wood burning stove, vaulted ceilings and dual staircases, enjoying both coastal and countryside aspects.

There are six bedrooms arranged over three floors, including a principal suite with built-in wardrobes and access to a glass-fronted balcony enjoying sea and valley views. A cosy lower ground floor bedroom opens directly onto the garden, and there are three stylish bathrooms including a large family bathroom with separate shower. Additional accommodation includes a games/garden room, TV room, two home offices/studies, a utility room with walk-in shower, a useful store and an integral garage/workshop.

Outside, the gardens wrap around the property and are mainly laid to lawn, with mature trees, terracing and patio areas ideal for outdoor dining. A treehouse, storage shed and ample off-road parking further enhance the appeal of this wonderful home.

Services: Mains electricity and water, private drainage via a septic tank, oil fired central heating with radiators and underfloor heating, wood burning stove. Broadband: Ultrafast and Standard ADSL. Mobile signal: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Directions: [what3words.com: ///brush.stun.orchids](http://what3words.com:///brush.stun.orchids)





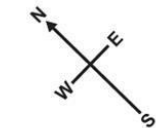
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 3434 sq ft / 319 sq m
Garage = 613 sq ft / 56.9 sq m
Total = 4047 sq ft / 375.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1317160



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