



Ashleigh Cottage

Upton, Bude, Cornwall, EX23 0LY

KIVELLS

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£ Guide Price: £695,000

Four-bedroom detached dormer bungalow in the prestigious coastal hamlet of Upton

Spacious and versatile accommodation with excellent potential to modernise and extend (STPP)

Beautifully landscaped south-facing gardens with countryside views and distant sea glimpses

Within walking distance of the South West Coast Path, close to Bude and Widemouth Bay

EPC rating: TBC



Description

Ashleigh Cottage is a four-bedroom detached dormer bungalow situated in the highly sought-after and prestigious coastal hamlet of Upton along the North Cornish coast. Offering spacious and versatile accommodation throughout, the property presents an exciting opportunity to modernise, personalise and potentially extend (subject to the necessary planning permissions) to create an exceptional home.

The accommodation is thoughtfully arranged and comprises a kitchen/breakfast room, living room, study area, conservatory, two double bedrooms, shower room and separate WC on the ground floor. The first floor provides two further bedrooms, including a generous double bedroom, together with a family bathroom.

Externally, the property benefits from a brick-paved driveway providing off-road parking for multiple vehicles and access to the integral garage. To the rear lies a beautifully landscaped south-facing garden featuring a generous patio terrace from which delightful countryside views and distant sea glimpses can be enjoyed. The garden is well stocked with a wide variety of flowers, shrubs and mature trees, creating year-round colour and texture.

Overall, Ashleigh Cottage represents a rare opportunity to acquire a substantial home in a particularly desirable stretch of the North Cornish coastline.



Situated within the prestigious coastal hamlet of Upton, the property is within walking distance of the stunning North Cornish coastline and the South West Coast Path. Upton lies between the thriving coastal town of Bude and the picturesque bay of Widemouth Bay, renowned for its expansive sandy beach, dramatic cliff-backed scenery and excellent surfing conditions, making it one of North Cornwall's most popular coastal destinations.

Bude offers an excellent range of shops, cafés, restaurants and leisure facilities, including a leisure centre, floodlit tennis courts and an impressive 18-hole links golf course, together with its own selection of popular sandy beaches. The town also provides a good choice of both primary and secondary schooling. The nearby A39 offers convenient access north towards Bideford and Barnstaple, and south further into Cornwall.

Accommodation

uPVC double-glazed door leading into:

ENTRANCE PORCH

Ceiling light, double-glazed windows to the front and side aspect. Step and glazed timber door leading into:

ENTRANCE HALLWAY

Ceiling light, original timber beams, radiator, fitted carpet, doors to:

BEDROOM ONE

Generous double-bedroom with timber double-glazed windows to the front aspect. Ceiling light, radiator, ample space for bedroom furniture, fitted carpet.

BEDROOM TWO

Double bedroom with timber double-glazed window to the side aspect. Ceiling light, radiator, fitted carpet.

SHOWER ROOM

Three-piece suite comprising walk-in shower enclosure with tiled backing, pedestal handwash basin and mid-level flush WC. Timber obscured window to the front aspect, ceiling light, storage cupboard, heated towel rail, floor to ceiling tiling

DINING AREA

Ceiling light, exposed beams, stairs rising to the first floor, ample space for seating or dining furniture, radiator, fitted carpet. Doors and opening to:

LIVING ROOM

Timber double-glazed bay window to the rear aspect, fantastic countryside views and sea glimpses. Ample space for living room furniture. Ceiling light, exposed beams, feature fireplace with gas-fired log burner (not tested) with timber mantel and stone backing and hearth, radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM

Range of matching eye and base-level units with work surface over incorporating a stainless steel sink/drain unit. Integrated electric hob with extractor hood over, built-in double oven, undercounter space and plumbing for washing machine and dishwasher. Timber double-glazed window to the front aspect with sea and countryside views enjoyed. Directional spotlights, further undercounter space for fridge/freezers. Tiled backing, radiator, laminate flooring. Door to:





REAR PORCH

uPVC double-glazed door to the side aspect, ceiling light, continuation of flooring.

CONSERVATORY

uPVC double-glazed doors and windows to the front and side aspect with polycarbonate roof over. Ample space for furniture, tiled flooring.

BATHROOM

Three-piece suite comprising panel-enclosed bath with tiled backing, pedestal handwash basin and WC. Timber double-glazed obscured window to the front aspect. Ceiling light, chrome heated towel rail, floor to ceiling tiling and laminate flooring.

INNER HALLWAY

Ceiling light, space for coats and boots, fitted carpet. Door to Garage and door to:

WC

Timber double-glazed obscured window to the side aspect. Ceiling light, WC, handwash basin with tiled backing, radiator, laminate flooring.

OUTSIDE

The property is approached over a brick-paved driveway providing off-road parking for multiple vehicles and access to the integral garage. The parking area is bordered by attractive shrubs and bushes with an traditional stone wall to the front.

To the rear, a beautifully landscaped garden enjoys outstanding countryside views and distant sea glimpses from the generous patio terrace. The well-maintained lawn slopes gently away and is enclosed by a wide variety of flowers, shrubs and mature trees, creating year-round colour and texture.

FIRST FLOOR LANDING

Spacious galleried landing with ceiling light, eaves storage cupboards, timber cladding, fitted carpets and doors to:

BEDROOM

Generous double-bedroom with timber double-glazed window to the front aspect boasting countryside views. Ceiling light, cladding, eaves storage cupboards, radiator and fitted carpet.

BEDROOM

Single bedroom currently utilised as a bunk room. Timber double-glazed window to the front aspect, radiator, fitted carpet.

GARAGE

Single integral garage with electric up-and-over door to the front aspect, timber double-glazed window to the side aspect. Power and lighting connected, wall-mounted gas fired boiler serving domestic hot water and heating. Space and plumbing for washing machine/tumble dryer.

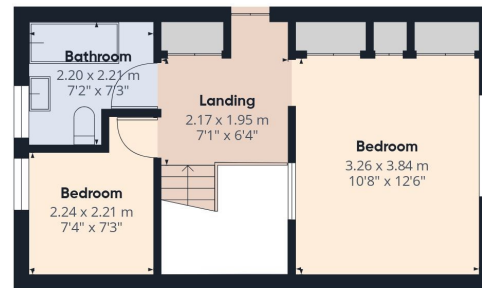


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

177 m²
1905 ft²

Reduced headroom

0.1 m²
1 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 electricity, water, drainage and gas. Gas fired central heating.

⚡ EE Rating - Tbc

£ Council Tax Band - F

/// Directions

What3Words - raft.removable.decking

👤 Virtual Tour

<https://tour.giraffe360.com/ashleighcottage>

Viewings strictly by appointment only

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