





4 PERRANTIDE

Upton, Bude, Cornwall, EX23 0LY

Price £650,000

- Perrantide is an exclusive collection of nine luxury waterfront apartment
- 30 Miles of sea and coastal views in both directions
- Eco-friendly technology, sustainability, and security into their innovative design
- 3 Bedrooms with ensuite to principal
- Sea views, private decked seating area, two parking spaces

Perrantide is an exclusive waterfront development of just nine luxury apartments, positioned moments from the vibrant seaside town of Bude on the North Cornwall coast. This particular home—Number 4 Perrantide—represents a rare opportunity to acquire one of the most desirable residences within the scheme, combining breathtaking coastal scenery, exceptional design, and strong lifestyle appeal. It offers outstanding holiday let potential alongside an exceptional option for owner occupiers seeking a permanent coastal home in one of Cornwall's most sought-after waterfront settings.

Designed with both comfort and longevity in mind, the apartment seamlessly integrates eco-friendly technology, sustainability, and advanced security into its innovative design. Offering approximately 100 m² of refined accommodation, it features three generous double bedrooms, including a principal suite with en suite, alongside expansive open-plan living spaces framed by Scandinavian floor-to-ceiling windows that maximise natural light and capture spectacular Atlantic views.





ENTRANCE HALL

Inset lighting, LVT flooring with underfloor heating, Openreach fibre connection, cupboard housing the underfloor heating manifolds and consumer unit, further cupboard with Baxi gas fired boiler and space and plumbing for washing machine. Doors serve the following rooms:-

OPEN PLAN LIVING

27' 9" (Max)" x 14' 4" (Max)" (8.46m x 4.37m)

LIVING AREA

A bright and spacious multi zone room with inset lighting and feature pendant lighting. Large double glazed sliding doors leading out onto the decked seating area and gardens and large feature double glazed window offering views out over the Atlantic Ocean and down the rugged Cornish coastline. LVT flooring with underfloor heating and satin chrome switches and sockets.

KITCHEN AREA

The kitchen is finished with a range of matching wall and base units with stone worksurface with matching upstand. Undermounted sink with Quooker tap, Integrated Neff appliances comprise induction hob with extractor, electric cooker with slide and hide door, fridge freezer, dishwasher and wine cooler.

BEDROOM ONE

12' 3" x 10' 3" (3.73m x 3.12m) A bright and spacious principal double bedroom with double glazed window to rear elevation and double glazed sliding doors leading out onto the decked seating area and gardens offering views out over the Atlantic Ocean and down the rugged Cornish coastline. Satin chrome switches and sockets and LVT flooring with underfloor heating. Door to-



ENSUITE

8' 6" x 4' 0" (2.59m x 1.22m) Inset lighting, attractive part tiled walls with feature tiled wall and tiled flooring with underfloor heating. Fixed glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

BEDROOM TWO

13' 9" x 10' 4" (4.19m x 3.15m) A double bedroom with a double glazed picture window to front elevation. Satin chrome switches and sockets and LVT flooring with underfloor heating.

BEDROM THREE

11' 10" x 8' 8" (3.61m x 2.64m) A double bedroom with a double glazed picture window to front elevation. Satin chrome switches and sockets and LVT flooring with underfloor heating.

BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m) Inset lighting, attractive part tiled walls with feature tiled wall and tiled flooring with underfloor heating. Panel enclosed bath with glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.



OUTSIDE

Perrantide's southerly aspect and elevated position mean the private gardens offered reward you with far-reaching coast and country views.

Perrantide boasts professionally landscaped communal gardens and a communal ground floor external shower perfect for cleaning up after beach visits and muddy walks along the Coast Path.

Apartment 4 is also equipped with two private parking spaces with car charging infrastructure connection-ready.

TENURE

Remainder of 999 year lease.

SERVICES

All mains services are connected.

COUNCIL TAX

Cornwall Council band D

SERVICE CHARGE

£180 pcm to include insurance, window cleaning, private bin collection, gardening and outside tap.





Approximate total area⁽¹⁾

986 ft²

91.6 m²

Balconies and terraces

174 ft²

16.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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