



STAGS

Briar Cottage

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Cleavelands, Bude, EX23 8AB

Town Centre 1 mile Launceston (A30) 19 miles Bideford 25 miles

- Located in a Popular Coastal Town
- Sitting Room and Adjoining Family Room
- Kitchen/Breakfast Room
- Dining Room/Study
- 5 Bedrooms (Two En Suites)
- Delightful Enclosed Rear Garden
- Garage with Electric Up & Over Door
- Driveway with Space for Numerous Vehicles

Guide price £525,000

SITUATION

The property is located in a popular residential area within the coastal town of Bude. The town centre is 1 mile to the west and is a popular family holiday destination with a choice of extensive sandy beaches, superb cliff walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town has a variety of shopping amenities and a choice of restaurants and cafes. There are many leisure activities close at hand with 18 and 9 hole golf courses, an indoor swimming pool and an outdoor naturally-fed sea pool, squash, rugby, football, tennis, bowls and hockey clubs are well supported. Sea and coarse fishing are also enjoyed. Educational amenities are available to A-level standard and are provided by a school which enjoys a reputation and status as one of sporting excellence.

DESCRIPTION

A detached property which is well presented throughout with spacious and versatile accommodation comprising 5 bedroom and 3 reception rooms. The property has a delightful rear garden, a drive providing ample off road parking and a garage with power and light.

ACCOMMODATION

The spacious accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a large reception hall with understairs storage, a WC and stairs to the first floor. The kitchen/breakfast room has a range of wall mounted cupboards,



A superbly presented, spacious detached home, situated within the popular coastal town of Bude





base units and drawers with an 1 ½ bowl stainless steel single drainer sink unit with mixer taps, built-in electric cooker with a hob and extractor hood over, an integrated dishwasher and fridge/freezer. A door leads through to the utility room comprising fitted units with work surface over incorporating a sink, space and plumbing for a washing machine and dryer. There is a Worcester boiler for the central heating and hot water, cupboard housing hot water tank and a door to the side. The sitting room is a light and airy room featuring an Wessex stone fire surround and double doors to the rear garden. The adjoining family room also has doors to the rear garden. The dining room is accessed from the hall and is currently used as a study.

The ground floor bedroom suite enjoys an en suite shower room, a built in body dryer and a door leading to the conservatory which overlooks the garden. The conservatory has engineered wood flooring and electric underfloor heating.

The first floor offers a master bedroom with an en suite shower room and large walk in wardrobe. There are 3 further double bedrooms all with built in eaves storage and a family bathroom.

OUTSIDE

To the front of the property there is a driveway providing parking for numerous vehicles, leading up to a GARAGE with an electric up and over door, power, light and a personal door to the rear garden. The front garden is mainly laid to lawn with gated access via both sides of the property to the rear garden. The rear garden is partly decked providing an excellent area for al fresco dining and slopes down to the lawn with a range of shrubs and plants. A timber shed offers useful outside storage space.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

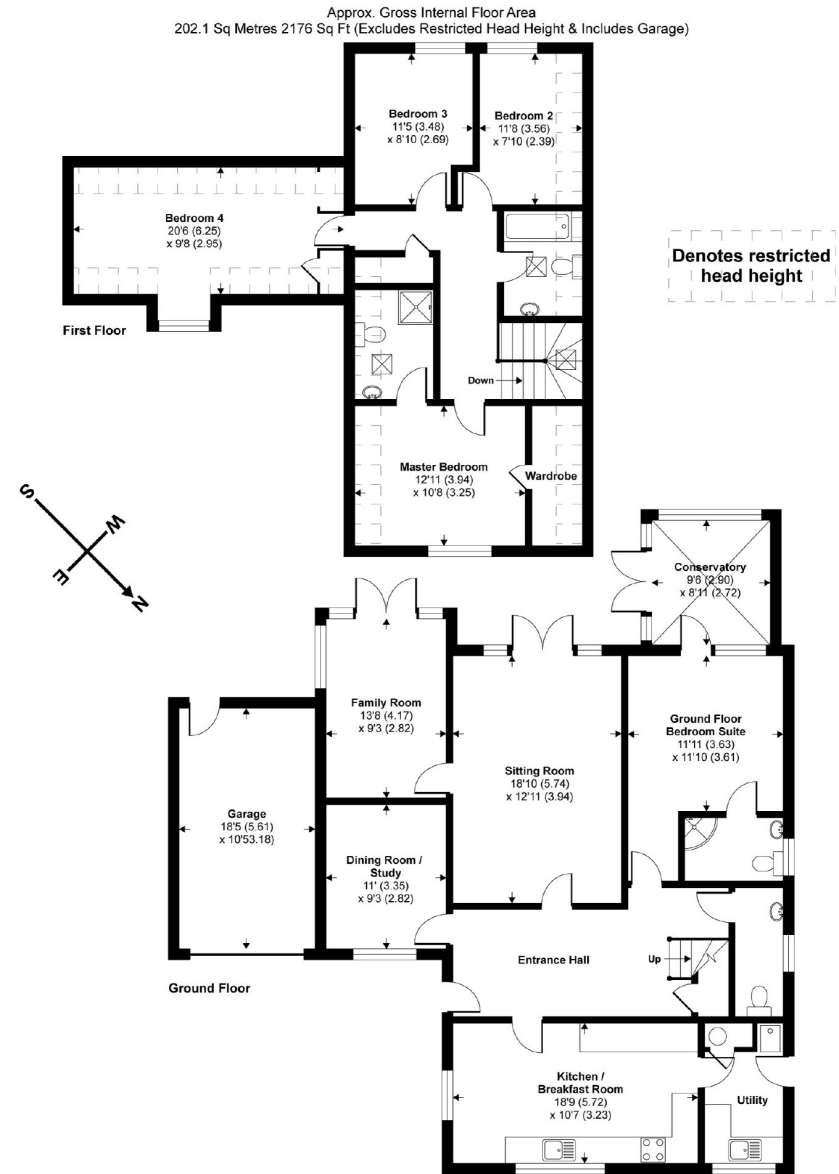
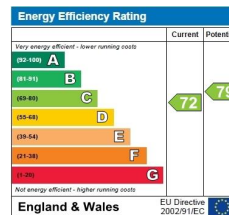
DIRECTIONS

From Bude town centre, follow signs to Stratton Hospital and the A39. Go past Budehaven Community Leisure Centre on your left and, before you reach the Morrisons Supermarket roundabout, you will see Cleavelands on the right. Take this turning onto Cleavelands and as the road opens bear to the right. After a short distance you will see the property on your right hand side.





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