



# West Point, Upton, Bude, Cornwall, EX23 0LY

£489,950 Freehold

# KIVELLS

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- Detached period residence with enviable sea views
- 2 reception / 4 bedroom accommodation
- Garage and ample off road parking

- Close proximity of beaches, coast path and amenities
- Superbly presented internally and externally
- Sunny landscaped gardens

Coastal view over Widemouth Bay towards Upton

## SITUATION

Within the desirable coastal hamlet of Upton, West Point occupies a prominent position within striking distance of the stunning Cornish coastline.

Upton lies between the town centre and picturesque Widemouth Bay with its own sandy beach and exhilarating surf. The coastal footpath is only a short distance away where spectacular views can be enjoyed over the coastline and Atlantic Ocean.

Bude itself offers a good range of shops, public houses and restaurants and has a good selection of leisure pursuits, which include leisure pool, all weather floodlit tennis courts and excellent 18 hole links golf course as well as two popular sandy beaches. The town also has both primary and secondary schools.

## DESCRIPTION

West Point is a substantial detached Victorian residence occupying a prominent position with enviable sea views and convenient access to amenities, beaches and the coast path. Having undergone significant refurbishments by the current owner, the property provides spacious living accommodation including 4 bedrooms, 30ft sitting room, well appointed kitchen and bathroom suites as well as snug, sun room and utility. Outside the property offers extensive parking, detached garage / work shop and landscaped gardens, creating a perfect family home. uPVC double glazing and mains gas central heating throughout.

## ACCOMMODATION

### ENTRANCE PORCH

Multi-paned windows to front and side, exposed timber flooring and half height panelling to walls. Timber door into:

### HALLWAY

Light hall with exposed timber flooring, stairs rising to first floor accommodation with under stair storage cupboard. Half height timber panelling to walls.

### SITTING / DINING ROOM

Spacious reception room with twin bay windows to front, bathing the room with natural light. Feature Victorian fireplace with decorating surround, mantle and slate hearth. 2 central ceiling light fittings, dark wood flooring and television aerial point.

### KITCHEN / BREAKFAST ROOM

Recently upgraded with a range of floor and drawer units with solid wooden work surfaces, mains gas 'Range' cooker with 5 burner gas hob, electric hot plate and double oven with stainless extractor hood above. Storage cupboard and walk in shelved pantry, tiled flooring, ample space for family dining table and easy care tiled flooring. Access to electrical consumer unit.

### UTILITY

Floor units with solid wooden work surface incorporating Belfast sink with mixer tap. Plumbing and appliance space for washing machine and dishwasher plus additional appliance spaces. Windows to rear, adjustable spotlights and tiled flooring.

### CLOAKROOM

Low level W.C, wall mounted wash hand basin and obscured window to rear. Tiled flooring.

### REAR PORCH

Tiled flooring and timber door to rear garden.

### DINING ROOM

Cosy reception room with ornate Victorian fireplace with slate surround and hearth. Window to rear.

### CONSERVATORY

Light and airy room with windows to rear and door giving access to the garden. Slate steps down from the snug and exposed pine flooring. Currently utilised as a home office.

### FIRST FLOOR LANDING

Light and airy galleried landing with doors to all first floor rooms. Spacious shelved airing cupboard housing mains gas central heating boiler. Loft access hatch.

### BEDROOM ONE

Spacious double bedroom with picture window to front with breath taking views across the coast path, Atlantic Ocean and on as far as Trevoze Head. Fitted pedestal wash hand basin and ample space for freestanding bedroom furniture.

### BEDROOM TWO

Good sized double room with picture window overlooking the coast. Pedestal wash hand basin and ample space for freestanding bedroom furniture.

### BEDROOM THREE

Double room with sloping ceilings and window to side overlooking surrounding grassland.

### BEDROOM FOUR

Twin windows to side.

### BATHROOM

Fully tiled with a modern white suite of low level W.C, table mounted Victorian vanity wash hand basin, walk in shower cubicle with electric 'Triton' shower and panel bath with mixer tap and shower attachment. Heated towel rail, adjustable spotlights and obscured window.

### OUTSIDE

To the front of the property a gated driveway gives access to an extensive gravelled parking and turning forecourt with provision for several vehicles. An area of level landscaped lawn and bordered seating area provides a pleasant spot for enjoying the afternoon and evening sunshine.

The garden is enclosed with border fences and hedging providing a safe environment for children and pets. The garden is chiefly laid to level lawn with pleasant patio and decking creating a peaceful seating and entertaining area with sunshine throughout the day. Productive raised vegetable beds produce a variety of fresh produce ideal for budding gardeners. A rear access provides vehicular access to the garden or alternatively secure parking for motor homes, boats or additional vehicles.

### GARAGE / WORKSHOP

Detached single garage of block construction with pitch tiled roof, solid floors, manual up and over vehicular door and pedestrian door to rear. Power and light. Adjoining workshop / store with fitted work benches window and pedestrian door. Power and light.

### SERVICES

Mains water, electricity, drainage and gas.

### COUNCIL TAX BAND

F.

### ENERGY EFFICIENCY RATING

E.

### RENTAL GUIDE

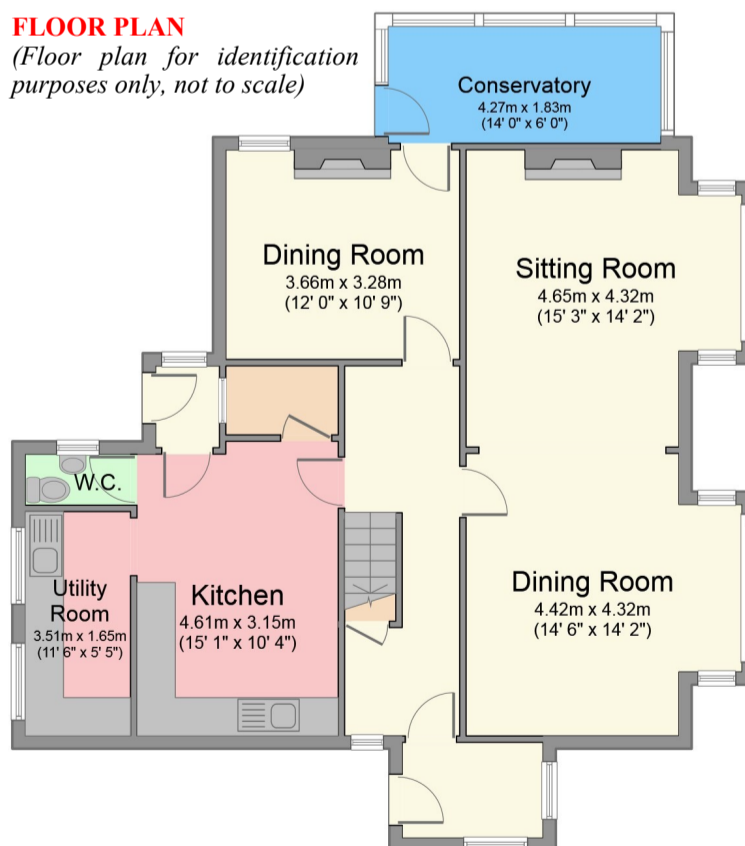
£1000 - £1100pcm

### DIRECTIONS

From our office in Bude proceed down to The Strand with the river on your right-hand side, at the mini-island turn right following the signs towards Widemouth Bay. Continue along this road for approximately 1 1/2 miles then you will enter the hamlet of Upton. Just as you enter the hamlet, West Point will be found on the left hand side.

## FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

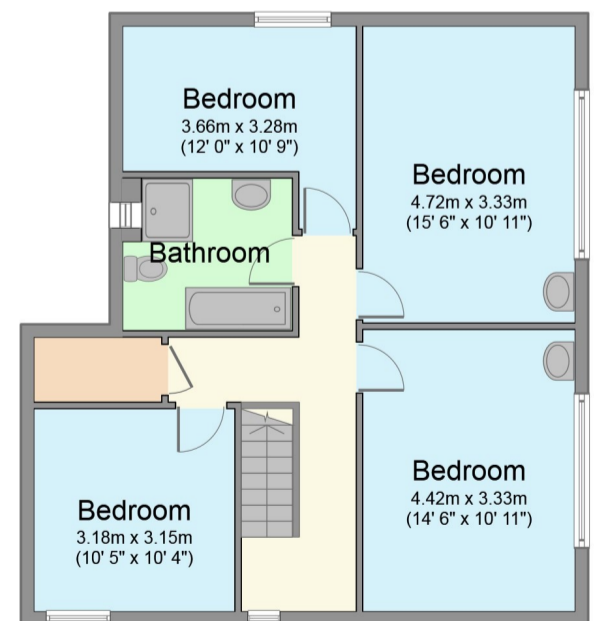


### Ground Floor

Floor area 97.0 sq. m. (1,044 sq. ft.) approx

## West Point

Total floor area 168.0 sq. m. (1,808 sq. ft.) approx



### First Floor

Floor area 71.0 sq. m. (764 sq. ft.) approx

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