



Oak Rise

Bush, Bude, Cornwall, EX23 9LF

Guide Price £780,000

EPC: B Council Tax: F Tenure: Freehold Bedrooms: 5 Reception Rooms: 1 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Ideally positioned just five minutes from the coastal town of Bude
- Conveniently located even closer to the village amenities of Stratton
- Thoughtfully remodelled for modern living, incorporating solar and battery power to deliver efficient, low-cost and environmentally conscious family accommodation
- Enjoying outstanding, far-reaching countryside views in every direction
- An impressive range of eco-credentials, including photovoltaic solar panels and a cutting-edge air source heating and cooling system
- Expansive open-plan kitchen, living and dining space, beautifully appointed with quartz work surfaces, a central island and a wood-burning stove
- Seamless connection between internal living spaces and the outdoors
- Wrap-around resin-bound patio, perfectly suited to al fresco dining and entertaining
- Balcony offering delightful valley outlooks and captivating sunset views
- Generous plot extending to approximately half an acre, with ample driveway parking and well-maintained lawned gardens
- Substantial double garage with adjoining workshop area
- Exceptional, high-specification smart home featuring ducted, filtered air conditioning throughout, providing a dust-free and hypoallergenic environment
- Excellent potential to create an annexe or independent accommodation









STEP INSIDE

Oak Rise

Our client has undertaken an extensive and carefully considered remodelling and refurbishment of this striking, highly individual detached residence. The principal accommodation is arranged on the first floor, where every main living space enjoys exceptional, far-reaching countryside views in all directions.

This impressive level is centred around a generously proportioned open plan living, dining and kitchen space, beautifully appointed with quartz work surfaces, a central island and a range of integrated appliances. Additional accommodation includes a spacious hallway with access to the balcony, a well-equipped utility room, an elegant principal suite with dressing area and ensuite facilities, a family bathroom and two further double bedrooms. From the principal suite, utility room and dining area, there is seamless access onto a resin-bound patio extending the full width of the rear elevation, creating a superb connection between indoor living and outdoor entertaining.

An exposed European oak staircase descends to the ground floor reception hall, which provides access to two further double bedrooms, a stylish shower room with WC, and a walk-in wardrobe and coats cupboard. These rooms are currently utilised as a bedroom and a lounge/television room, though they offer excellent potential to be adapted into an annexe or self-contained letting accommodation, subject to requirements.

The property is further enhanced by a substantial attached double-height garage, fitted with power, lighting and water, and accessed via two automatic roller doors. To the rear, a generous workshop area provides additional practical space.



The property has been the subject of a comprehensive programme of high-quality improvements, thoughtfully designed to enhance comfort, efficiency and sustainability. Energy-efficient systems and LED lighting have been installed throughout, enabling a high degree of grid independence for much of the year and providing impressive eco-credentials, while complementing the home's contemporary aesthetic.

Whole-house climate control is achieved via two Daikin Airzone ducted systems, each served by its own air source heat pump. One system serves the bedroom accommodation, with the other dedicated to the living areas, offering independent heating, cooling, ventilation and dehumidification. Individual room temperatures can be precisely controlled, with filtered air delivered almost instantly. The Airzone app allows remote operation and bespoke scheduling for individual rooms or entire zones, ensuring personalised comfort throughout the property.

Hot water is supplied by a Vaillant AroSTOR system, which efficiently utilises thermal energy from the house via a heat pump mounted directly to a large hot water cylinder. Operating independently of the main heating and cooling systems, it provides reliable hot water year-round, with scheduling options to maximise solar energy usage while ensuring excellent ventilation throughout the home.

Renewable energy generation is provided by a SolarEdge system comprising 13 solar PV panels, producing 5.3 kWp from the south-west facing roof. This is complemented by a 9.7 kWh battery with force-charge capability, enabling cost savings through variable electricity tariffs and sustainable energy management.

Further benefits include a newly installed 12-person sewage treatment plant (2023), full fibre broadband connectivity, and high-performance aluminium windows and doors by Origin with low-E double glazing, installed between 2023 and 2024. Combined with 300mm of loft insulation, these features contribute to the home's exceptional energy efficiency, modern living standards, and its appeal as a truly forward-thinking, eco-conscious residence.



STEP OUTSIDE

Oak Rise

The plot extends to approximately half an acre and is approached via a generous driveway providing access to an impressive double-height, double garage, fitted with two automatic doors and offering secure accommodation for vehicles. A resin-bound front patio flows seamlessly around the property, rising via steps to a substantial rear terrace that spans the full width of the house, creating an ideal setting for outdoor entertaining and relaxation.

The rear patio is framed by raised flowerbeds, thoughtfully planted to provide colour and interest throughout the seasons, with a delightful display of spring bulbs set beneath the magnificent oak tree from which the house takes its name. Beyond, the lawn gently wraps around the garden, leading to a practical metal shed and greenhouse, offering further versatility for storage and gardening pursuits.

In summary, this distinctive and beautifully presented home offers a rare opportunity and is highly deserving of closer inspection. The vendor is highly motivated and able to proceed swiftly, should a prompt transaction be required.

LOCATION

The historic village of Stratton is located within approximately one mile of the property and offers a good range of everyday amenities. These include a well-stocked general store open seven days a week, a primary school, medical centre with minor injuries unit, and two welcoming public houses. Stratton retains a strong community feel while providing essential services close at hand.

The property also benefits from excellent access to the popular coastal town of Bude, renowned for its family-friendly atmosphere and outstanding natural beauty. Bude offers a wide selection of educational, recreational and commercial facilities, along with two much-loved sandy beaches. One beach features the town's iconic historic sea pool, while both provide direct access to the Southwest Coast Path, offering spectacular cliff-top walks and coastal scenery.

Transport links are convenient, with the A39 providing easy travel south towards Newquay and its international airport, and north towards Bideford and Barnstaple. The cathedral city of Exeter, with direct access to the M5 motorway, and the city of Plymouth, home to an international ferry port, can both be reached within approximately an hour and a half by car.







DIRECTIONS

From Bude Town centre proceed out of the town along Stratton Road and upon reaching the roundabout turn left and proceed out of the town. After approximately 1½ miles you enter the little hamlet of Bush. Turn right into Canada Lane, just before the brow of the hill, and the property will be found within a short distance on the right-hand side.

What3Words: paces.workflow.churn

Utilities and Services:

Mains water and electric.

Private drainage via a 12-person sewage treatment plant, replaced in 2023, with ground floor pumping system installed at the same time.

Local Authority:

Cornwall Council.

Broadband:

Oak Rise has ultra-high-speed fibre connected to the premises

Mobile Phone:

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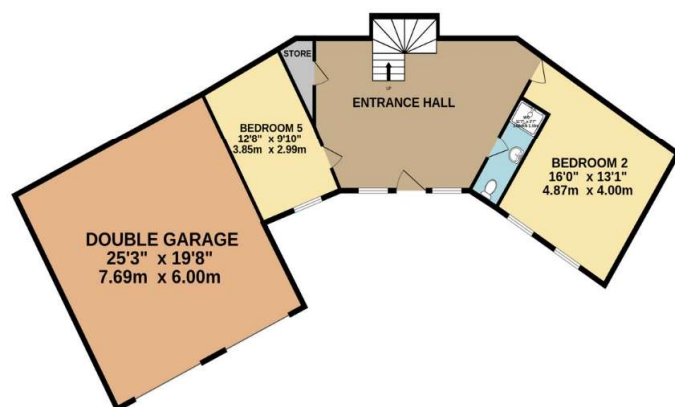


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Residential Sales Manager

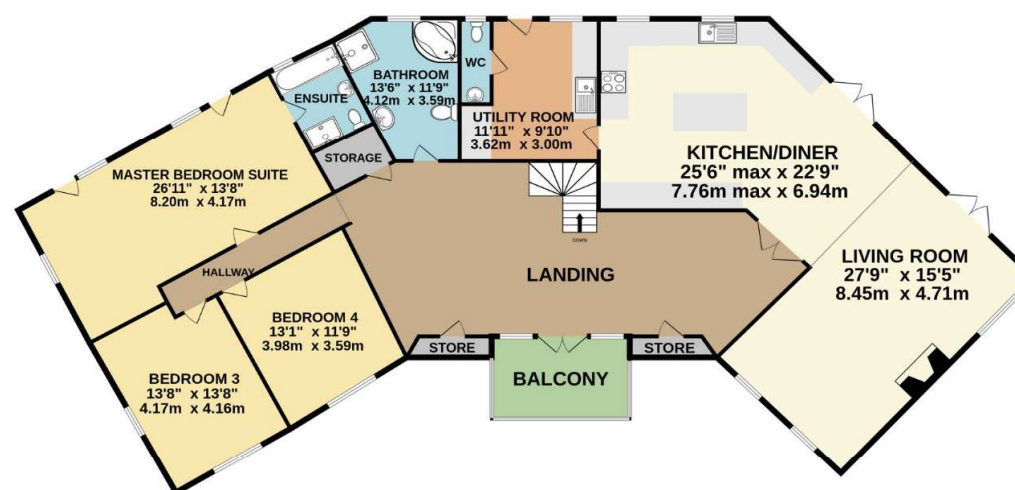
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2863sq.ft. (266.0 sq.m.) approx.

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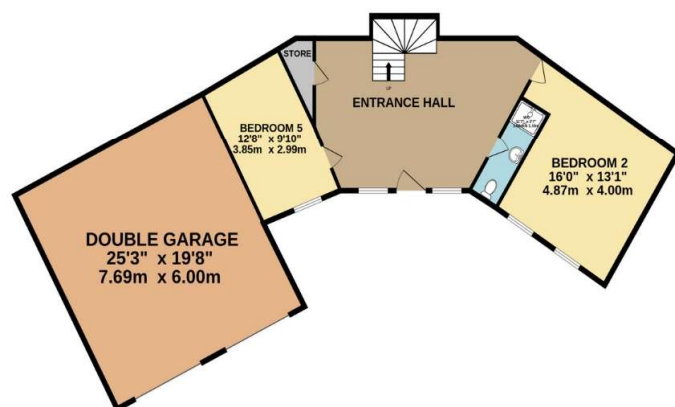


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Residential Sales Manager

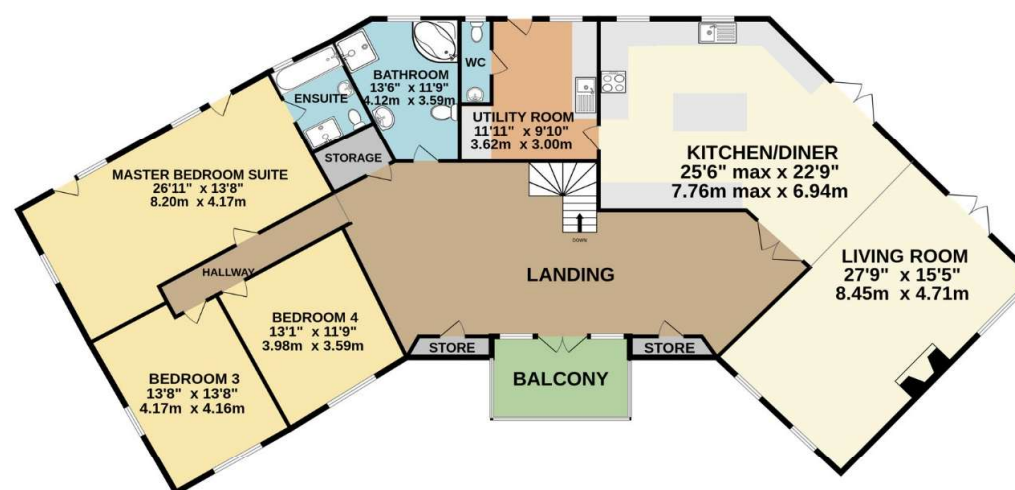
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