



Bramble Hill



Bramble Hill

Crackington Haven, Bude, EX23 0JQ

Beach 0.5 miles - Village Shop 0.6 miles - Bude 11.3 miles

A most impressive detached house, occupying an elevated position with stunning coastline views

- No onward chain
- Substantial 6 bedroom detached residence
- Contemporary kitchen with bi-folding doors
- Annexe potential (subject to consents)
- Council Tax Band: E
- Private position with generous gardens
- Elevated coastal position with exceptional sea and countryside views
- Unique split-level design
- Garage & off road parking
- Freehold

Offers In Excess Of £1,000,000

Occupying a superb elevated position above the cliffs of Crackington Haven, this beautifully presented six-bedroom detached home enjoying far-reaching views of the Atlantic Ocean and surrounding countryside. Nestled within approximately 0.35 acres, this unique residence sits at the end of a private no-through lane and offers a high degree of peace and privacy, yet remains within close proximity from the beach.

The property has been thoughtfully extended and modernised during our client's long ownership, resulting in a spacious and versatile home of split-level design, with high-quality finishes and a wealth of character features throughout. Internally, the accommodation is arranged over several levels and includes a large kitchen with a granite-topped island, integrated appliances and full-width bi-folding doors opening onto a slate and decked terrace with countryside views. Adjoining the kitchen is a generous dining room with an oak staircase, Esse range cooker and slate flooring. Beyond lies a spacious living room with wood burning stove, vaulted ceilings and dual staircases, enjoying both coastal and countryside aspects.

There are six bedrooms arranged over three floors, including a principal suite with built-in wardrobes and access to a glass-fronted balcony enjoying sea and valley views. A cosy lower ground floor bedroom opens directly onto the garden, and there are three stylish bathrooms including a large family bathroom with separate shower. Additional accommodation includes a games/garden room, TV room, two home offices/studies, a utility room with walk-in shower, a useful store and an integral garage/workshop.

Outside, the gardens wrap around the property and are mainly laid to lawn, with mature trees, terracing and patio areas ideal for outdoor dining. A treehouse, storage shed and ample off-road parking further enhance the appeal of this wonderful home.

Services: Mains electricity and water, private drainage via a septic tank, oil fired central heating with radiators and underfloor heating, wood burning stove. Broadband: Ultrafast and Standard ADSL. Mobile signal: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Directions: [what3words.com: ///brush.stun.orchids](http://what3words.com:///brush.stun.orchids)





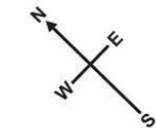
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Kensey House, 18 Western
Road, Launceston, PL15
7AS

launceston@stags.co.uk
01566 774999



Approximate Area = 3434 sq ft / 319 sq m
Garage = 613 sq ft / 56.9 sq m
Total = 4047 sq ft / 375.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1317160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London