

THE MODERN HOUSE



Bude, Cornwall
Sold

Ash Row

Designed by the esteemed London-based practice Hogarth Architects, this award-winning six bedroom home on Ash Row occupies an excellent position on the Cornish coastline, a mile to the north of Bude. Just minutes' walk from the sandy expanse of Crooklets beach, with views of the sea from the two terraces, the house yields an excellent holiday rental income, details of which can be shared on request.

The house is set over 2,500 sqft over three floors, with an additional mezzanine built into the eaves. The primary living areas have been positioned on the upper levels of the house in order to harness the incredible coastal light, which streams through a large picture window at the front of the house. The bespoke Poggenpohl kitchen has been designed in an open-plan layout, with a beautifully light dining space opposite. A floor-to-ceiling glass corner wall leads directly to the front terrace, which looks out to the vast expanse of green ahead.

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Cleverly built into the pitched roof (a nod to the Victorian Row houses typical of the area) is the enclosed mezzanine in the centre of the room, which makes for a fantastic overhead play space or snug. The living room has a modern log burner and there is also a dedicated workspace; an in-built desk with a ribbon of glazing looking out to the back of the house.

The entrance is positioned at the back of the property and leads directly into a spacious and light lobby on the first floor. Three of the six bedrooms are positioned on this level, each with either an en-suite or Jack-and-Jill bathroom and access to the private lower terrace.

The bespoke timber staircase leads down to the ground floor and three further bedrooms, a large utility room, a covered outdoor shower room with storage space for surf boards and access to the sunny garden. The house has been built using Polarwall, making it effectively cool throughout the summer months and extremely energy efficient during the winter. There is also a green roof to attract local wildlife.

Crooklets is a popular surfing location and has good amenities for families, with play areas, beach-hut rentals and showering facilities. Bude's semi-natural sea pool is just a five-minute walk north of Crooklets and is an excellent spot for paddleboarding and swimming. A little further up the coast there is a good selection of sandy outcrops, including Summerleaze Beach, Duckpool Bay and Northcott Mouth, which is particularly popular for rock pooling. Bude town can be reached on foot via a beautiful pathway across the Summerleaze Down.

Direct trainline connections from London Paddington run as far as Exeter St Davids, an hour's drive from Bude. It is also possible to fly from London airports to Newquay.



*South-West England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.