



Bond
Oxborough
Phillips

Changing Lifestyles

Church Cottage
Poundstock
Bude
Cornwall
EX23 0AU

Asking Price: £490,000

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Church Cottage, Poundstock, Bude, Cornwall, EX23 0AU



- 3 Bedroom Detached Property
- Set Within Private Established Gardens
- Spacious And Versatile Accommodation
- Characterful Timber-Glad Exterior
- Orchard Area With Cabin/Summerhouse
- Multiple Sheds And Outbuildings
- Productive Garden Areas With two Greenhouses
- Non-Traditional Construction
- Viewing Highly Recommended



An exciting opportunity to acquire this distinctive 3 bedroom detached character cottage, occupying a wonderfully secluded position within mature and established gardens of approx. 0.9 acres, approached via a wooded lane. Church Cottage offers approximately 1,186 sq ft of versatile accommodation, brimming with individuality and charm, with exposed beams, timber-panelled interiors and attractive garden views from many of the principal rooms.

Upon entering the property, the entrance hall opens into the spacious kitchen/dining room, which forms the heart of the home. This characterful room is fitted with a range of wall and base-mounted units, ample work surface space and room for a dining table and chairs. A wood-burning stove provides an attractive focal point, complementing the cottage-style setting. Adjoining the kitchen is a useful study, offering an ideal space for those working from home, as a reading room or for a variety of other uses. Stairs rise from the kitchen/dining room to a central landing/snug area, creating a versatile additional reception space. From here, doors lead to the generous sized Bedrooms 2 and 3, both offering pleasant garden outlooks, together with the main living room. The living room is a particularly appealing space, featuring exposed roof timbers, a fireplace and a bright outlook across the surrounding gardens. A further inner hallway leads from the living room and provides access to the principal bedroom and the family bathroom. Bedroom 1 is a generous double room, while the bathroom is fitted with a white suite incorporating a panel-enclosed bath with shower over, pedestal wash hand basin and WC.



Externally, the property is approached via a lane, which passes through a wooded entrance and continues down to a parking area positioned in front of the house, providing off-road parking. From here, access continues around the property and into the gardens, which offer a wonderfully private and established setting enclosed by mature trees, hedging and natural planting. A separate utility/store room provides further useful storage, appliance space and access to the outside. The gardens are arranged over gently sloping grounds, with lawned areas adjoining the property and providing space for outdoor seating, entertaining and family use. There are a variety of established shrubs, plants and planted borders, together with productive garden areas including raised beds, two greenhouses and useful growing areas. Steps lead up through the garden to an orchard area, where the grounds become more natural and peaceful, with a cabin/summerhouse positioned amongst the trees, offering excellent potential as a garden retreat, hobby space or additional storage. The plot also benefits from a range of sheds and outbuildings, providing useful storage and workshop space.

Church Cottage represents a rare opportunity to acquire a highly individual home with generous gardens, orchard space, multiple outbuildings and a wonderfully tucked-away woodland setting.

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The property occupies a convenient location in this pleasant North Cornish rural village with nearby access onto the main A39 Atlantic Highway. The popular coastal town of Bude is some 5 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18-hole golf course and fully equipped leisure centre. The nearby rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches provides a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies approximately 13 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



Entrance Porch - 2'11" x 3' (0.9m x 0.91m)

Kitchen/Dining Room - 11'4" x 14'1" (3.45m x 4.3m)

Study - 11'5" x 5'11" (3.48m x 1.8m)

Landing/Snug - 11'10" x 11'3" (3.6m x 3.43m)

Bedroom 2 - 11'6" x 11'9" (3.5m x 3.58m)

Bedroom 3 - 11'7" x 11'3" (3.53m x 3.43m)

Living Room - 11'6" x 14'3" (3.5m x 4.34m)

Hallway - 8'3" x 3' (2.51m x 0.91m)

Bedroom 1 - 9'9" x 16'9" (2.97m x 5.1m)

Bathroom - 5'5" x 7'5" (1.65m x 2.26m)

Utility/Store Room - 14'9" x 7'10" (4.5m x 2.4m)

Outside – The plot in total is approximately 0.9 acres and the property is approached via a lane, passing through a wooded entrance and continuing down to a parking area positioned in front of the house, providing off road parking. From here, access continues around the property and into the gardens, which offer a wonderfully private and established setting, enclosed by mature trees, hedging and natural planting.

The gardens are arranged over gently sloping grounds, with lawned areas adjoining the property and providing space for outdoor seating, entertaining and family use. There are a variety of established shrubs, plants and planted borders, together with productive garden areas including raised beds, greenhouse space and useful growing areas.

Steps lead up through the garden to an orchard area, where the grounds become more natural and peaceful, with a cabin/summerhouse positioned amongst the trees, offering excellent potential as a garden retreat, hobby space or additional storage. The plot also benefits from a range of sheds and outbuildings, providing useful storage and workshop space. Overall, the grounds offer a fantastic sense of privacy and seclusion, with a delightful combination of formal garden areas, productive growing space, useful outbuildings and a peaceful orchard setting.

Agents note - The property is believed to be of non-traditional timber construction. Prospective purchasers should make their own enquiries and satisfy themselves in this regard, particularly in relation to mortgage suitability.

The lane leading down to the property is owned by the Church Commissioners, with Church Cottage benefitting from a right of way. Buyers should verify the full details of this arrangement through their legal representatives.

Anti-Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

EPC - Rating F.

Council Tax - Band B.



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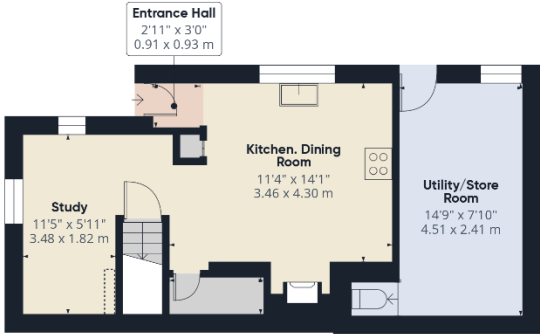
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1186 ft²
110.1 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potentia
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	34 F	
1-20	G		

Directions

From Bude Town Centre proceed out of the town turning right opposite Bude service station into Kings Hill and upon reaching the A39 take the right hand turning signposted Camelford. Proceed for approximately 3 ½ miles and upon reaching Bangors take the right hand turning into Vicarage Lane towards Poundstock. Continue along this road for approximately 1/4 of a mile and the Church Cottage will be found on the left hand side.

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We are here to help you find and buy your new home...

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Email: bude@bopproperty.com

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