



Bond
Oxborough
Phillips

Changing Lifestyles

Prestonville
Poughill
Bude
Cornwall
EX23 9EU

Asking Price: £545,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- Attractive Four Bedroom Home
- Thoughtfully Improved & Extended by the Current Owners
- Impressive Kitchen/Living/Dining Room
- Useful Eaves Storage
- Attractive Established Front & Rear Gardens
- Composite Decking, Pond, Greenhouse & Garden Outbuildings
- Ample Off-Road Parking to the Rear & Additional Front Parking Space
- Planning Permission for a One Bedroom Annexe
- Oil-Fired Central Heating
- Sought-After Village Location in Poughill, Close to Bude & the Coast

An exciting opportunity to acquire Prestonville, an attractive four-bedroom home situated in the sought-after village of Poughill, on the outskirts of Bude. The property has been thoughtfully improved and extended by the current owners, successfully combining the character of the original residence with bright and contemporary living accommodation.

The accommodation is well presented throughout. The ground floor is approached through an entrance porch leading into the hallway, from which there is access to two bedrooms, a family bathroom and the principal living accommodation. The spacious sitting room provides a comfortable reception space and leads through to a versatile sunroom, offering an additional area for relaxing, working from home or entertaining.

A particular feature of the property is the impressive kitchen/living/dining room, forming part of an extension completed approximately six years ago. Designed with modern living in mind, the space features a well-appointed kitchen with a range of fitted units and integrated appliances, flowing seamlessly into a bright dining area with doors opening directly onto the deck, ideal for outdoor dining and entertaining. The adjoining the kitchen is a living area that provides a comfortable place to relax, benefiting from a wood-burning stove. Extensive glazing and a striking vaulted section flood the room with natural light and create an excellent connection with the gardens. Further ground-floor accommodation includes a modern shower room.

Stairs rise from the sitting room to the first floor, where there are two further bedrooms, both benefiting from useful eaves storage. Bedroom three also enjoys a pleasant glimpse towards the sea

Externally, Prestonville enjoys particularly appealing and established gardens. A generous composite decking area provides an excellent space for outdoor seating, dining and entertaining, leading to further lawned and planted areas. The gardens incorporate mature hedging, established shrubs and planting, together with raised growing beds, a greenhouse and useful garden outbuildings, creating a private and varied outside space. The rear garden also offers an attractive pond, with an additional lawned garden to the front provides further outdoor space

The property additionally benefits from planning permission for the creation of a one-bedroom annexe, offering exciting potential for dependent relative accommodation, guest use or additional flexible living space, subject to completion in accordance with the relevant consent.

Further benefits include oil-fired central heating and off-road parking. Prestonville represents a rare opportunity to acquire a home which has been sympathetically modernised and extended to provide generous, versatile accommodation in this popular village setting within easy reach of Bude and the North Cornish coastline.





Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including places of worship etc. The adjoining coastal resort of Bude offers an extensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports activities together with many nearby breathtaking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Entrance Porch - 4'6" x 3' (1.37m x 0.91m)

Hallway

Bedroom 1 - 10'10" x 11'5" (3.3m x 3.48m)

Sitting Room - 12'1" x 20'6" (3.68m x 6.25m)

Sun Room - 14'8" x 9' (4.47m x 2.74m)

Bedroom 2 - 11' x 9'11" (3.35m x 3.02m)

Bathroom - 8'9" x 5'2" (2.67m x 1.57m)

Kitchen/Living/Dining Room - 36'4" x 9'4" (11.07m x 2.84m)

Landing

Bedroom 3 - 12'11" x 10'9" (3.94m x 3.28m)

Bedroom 4 - 10'8" x 8'11" (3.25m x 2.72m)

Outside - Prestonville enjoys attractive and well-established gardens offering a variety of areas for outdoor seating, entertaining and gardening. To the rear, a generous composite decking area provides an ideal space for alfresco dining and relaxation, with access directly from the main living accommodation. Beyond this are lawned and planted areas bordered by mature hedging, established shrubs and colourful planting, creating a private and appealing setting.

The rear garden is further enhanced by an attractive pond, raised growing beds, a greenhouse and useful garden outbuildings. There is also ample off-road parking to the rear of the property, together with an additional parking space to the front. A further lawned garden to the front completes the outside space.

EPC - Rating TBC.

Council Tax - Band C.

Agents Note - The extension to the property was completed under planning application PA17/02108, which also included consent for the creation of additional accommodation in the form of a one-bedroom annexe. While the annexe itself has not been completed, the extension works approved under the application have been carried out and the planning permission relating to the additional accommodation remains in place.

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.

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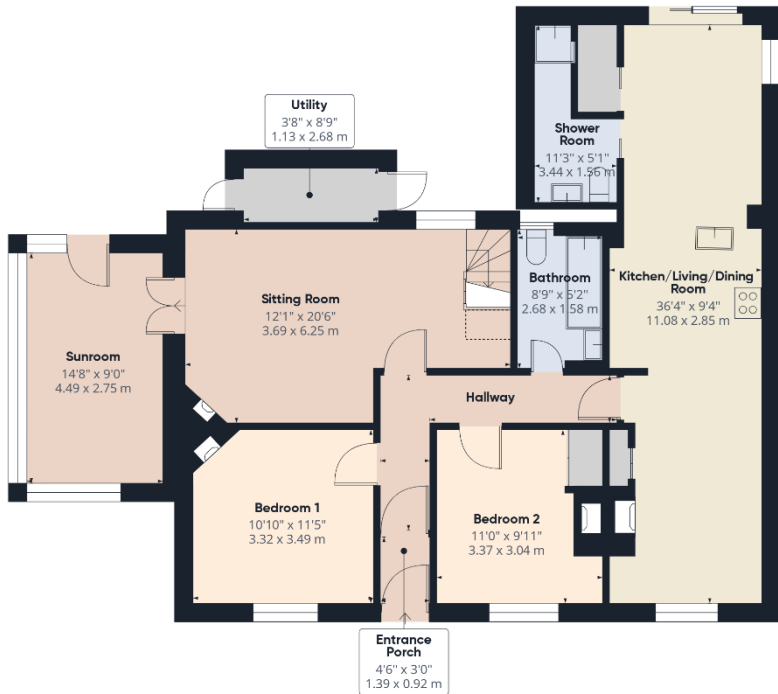
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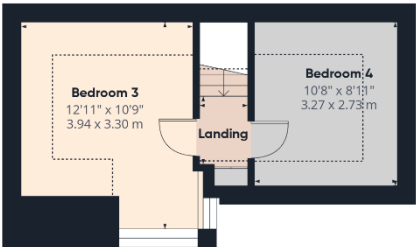
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EPC:TBC



Floor 0



Floor 1



Approximate total area ⁽¹⁾
1374 ft ²
127.8 m ²
Reduced headroom
109 ft ²
10.1 m ²

(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.

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Directions

From Bude town centre proceed out of the town along Golfhouse Road and into Poughill Road. Upon entering the village of Poughill continue along this round, passing the Preston Gate pub. Whereupon Prestonville will be found within a short distance 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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