



Bond
Oxborough
Phillips

Changing Lifestyles

Lakeside
Treskinnick Cross
Poundstock
Bude
Cornwall
EX23 0DT

Asking Price: £550,000 Freehold



Changing Lifestyles

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bude@bopproperty.com**



- Large 5 bedroom detached residence requiring some modernisation
- Spacious and flexible accommodation across 2,350 sq. ft.
- Generous 0.88-acre plot with extensive lawn gardens
- Planning permission (PA25/01458) for a 3 bedroom detached bungalow
- Ground and first-floor bedrooms – ideal for multi-generational living
- Principal bedroom with en-suite and private balcony
- Large detached barn/workshop
- Ample driveway parking
- Countryside setting with good access to Bude and the coast
- Huge potential for enhancement and development
- EPC: C
- Council Tax Band: E



A rare and exciting opportunity to acquire a spacious 5 bedroom detached residence, set in approximately 0.88 acres of gardens and grounds, with a useful barn measuring 1034sqft and the added benefit of planning permission (PA25/01458) for a 3 bedroom detached bungalow. Positioned in a peaceful semi-rural location, the property offers fantastic scope for improvement and further development — ideal for buyers seeking a project or multi-generational living.

Lakeside is a generously proportioned detached home offering over 2,350 sq. ft. of accommodation, located in the rural hamlet of Treskinnick Cross just a short drive from the North Cornwall coast and the town of Bude. The main house comprises five bedrooms, two of which are located on the ground floor, alongside a spacious living room, open-plan kitchen/dining/breakfast room, utility, hobbies room and an ensuite wet room.

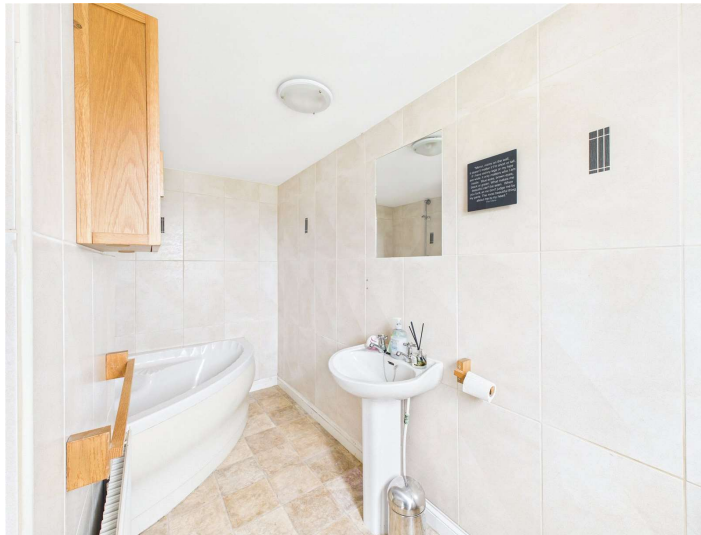
Upstairs, the home continues to impress with three further bedrooms, including a large principal suite with its own balcony and en-suite.

The property does require a degree of modernisation, providing an excellent blank canvas for buyers to update and personalise the space to their taste.

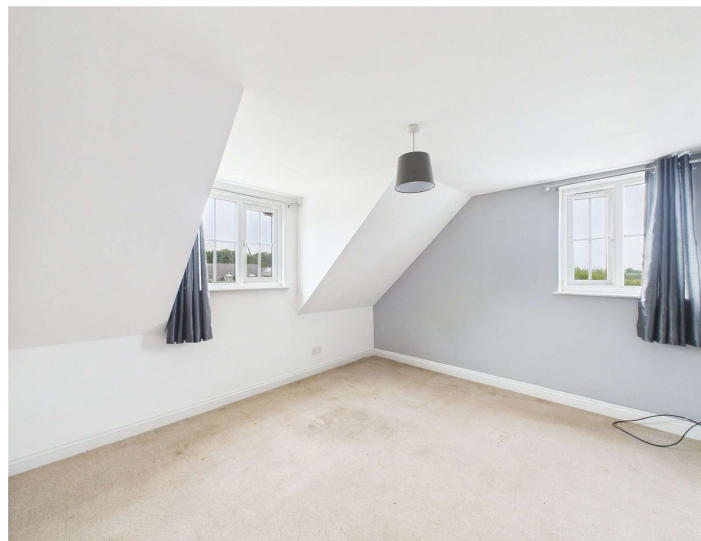
A major advantage is the granted planning permission (PA25/01458) for the construction of a detached 3 bedroom bungalow within the grounds — ideal for extended family, holiday let use, or as an investment opportunity.

This flexible and expansive property offers something truly special — from its setting and scale to its potential.





The property occupies a pleasant convenient position in the small hamlet of Treskinnick Cross situated off the main A39 Bude/Wadebridge road and within easy walking distance of the Rebel Cinema. 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 etc. 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 etc. 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.



Property Description

Entrance Porch - 4'3" x 2'3" (1.3m x 0.69m)

Entrance Hall - 13'1" x 10'11" (4m x 3.33m)

Living Room - 24'3" x 13'9" (7.4m x 4.2m)

Kitchen/Dining/Breakfast Room - 23'2" x 15'9" (7.06m x 4.8m)

Utility Room - 7'8" x 6'2" (2.34m x 1.88m)

Hobbies Room - 18'5" x 11'7" (5.61m x 3.53m)

Bedroom 4 - 12'7" x 9'10" (3.84m x 3m)

Bedroom 5 - 10' x 9'2" (3.05m x 2.8m)

Ensuite Wet Room - 8' x 6' (2.44m x 1.83m)

First Floor Landing

Bedroom 1 - 25'1" x 17'5" (7.65m x 5.3m)

Ensuite - 11' x 5'7" (3.35m x 1.7m)

Balcony - 15' x 6'5" (4.57m x 1.96m)

Bedroom 2 - 12'5" x 10'11" (3.78m x 3.33m)

Bedroom 3 - 11'8" x 9'4" (3.56m x 2.84m)

Bathroom - 8'6" x 7'8" (2.6m x 2.34m)

Outside - Approached via a shared driveway, the entrance sweeps down to the property before turning left into a generous parking area serving the main house. The driveway then continues to a five-bar gate, providing access into the land — this also offers the designated entrance for the proposed new build, should a purchaser wish to take advantage of the approved planning permission.

To the rear of the residence, a large paved patio adjoins the house, offering the perfect spot for outdoor dining and entertaining, with a terraced seating area that takes full advantage of the elevated position and far-reaching countryside views. The land slopes gently away, adding to the open and rural feel of the plot.

The grounds extend to 0.88 acres in total and include a hardstanding area beside the detached barn — the approved site for the new build. The barn itself provides substantial space for storage, workshop use, or other potential uses (subject to any necessary consents). Surrounded by open countryside, the gardens and land offer a peaceful, private setting with excellent scope for lifestyle enjoyment.

Planning - Proposed New Build Bungalow (PA25/01458)
Planning permission has been granted via Cornwall Council for the construction of a detached 3 bedroom bungalow within the grounds of Lakeside replacing the existing barn. The proposed design includes a light-filled open-plan kitchen/dining space with a separate living room, three well-proportioned bedrooms (including a principal en-suite), a family bathroom, and convenient driveway parking. The property would benefit from its own separate access via the five-bar gate, with gardens enjoying a pleasant outlook over the surrounding countryside.

Barn - 38' x 27'3" (11.58m x 8.3m)

Council Tax - Band E

EPC - Rating C

Services - Mains electric, water and drainage. Oil fired central heating.

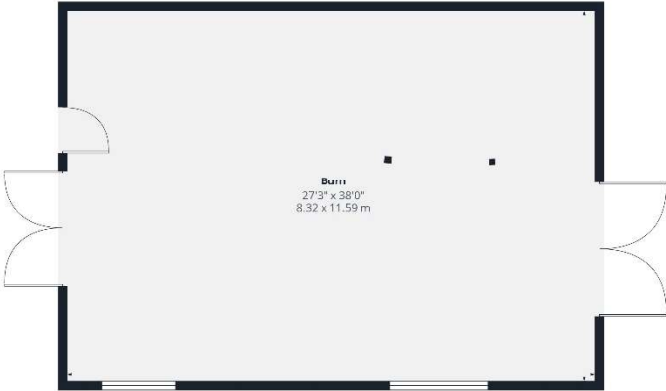
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3398 ft²

315.5 m²

Balconies and terraces

96 ft²

8.9 m²

Reduced headroom

58 ft²

5.4 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.

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Lakeside, Treskinnick Cross, Poundstock, Bude, Cornwall, EX23 0DT



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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 4 miles and upon reaching Treskinnick Cross take the left hand turning and immediately left again. Proceed for a short distance whereupon the shared access leading to Lakeside will be found on your right hand side with a name plaque displayed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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