



Bond
Oxborough
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Changing Lifestyles

Prennek House
Poughill
Bude
Cornwall
EX23 9EQ

Asking Price: £1,000,000 Freehold



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Prennek House, Poughill, Bude, Cornwall, EX23 9EQ



- Contemporary coastal home built within the last few years
- Elevated position with spectacular views across Maer Lake, Bude, coastline and Trevose Head
- Air source heating with underfloor heating throughout
- Striking open-plan kitchen/dining/living space with feature glazing
- Dramatic vaulted first-floor living room with access to roof terrace
- Four double bedrooms including principal suite with walk-in wardrobe and ensuite
- Family bathroom with freestanding bath plus ground floor bathroom
- Utility room, home office, and integral garage
- South-west facing side garden with covered terrace and panoramic views
- Additional enclosed garden to the rear/left-hand side with lawn, sheds, Outside shower and play space



Contemporary Coastal Home with Panoramic Views Over Maer Lake, Bude, and Trevose Head

Built just a couple of years ago and offering the remainder of a NHBC guarantee, Prennek House represents a rare opportunity to acquire a striking contemporary home that perfectly blends cutting-edge design with one of the most spectacular outlooks along the North Cornish coastline.

Positioned in an elevated location above Bude, the property enjoys breathtaking panoramic views sweeping across Maer Lake, the rolling surf of Bude Bay, the dramatic Cornish coastline, and reaching as far as Trevose Head on a clear day. Designed with modern living in mind, the house benefits from air source heating with underfloor heating throughout, extensive glazing to maximise the outlook, and stylish, energy-efficient finishes.

A spacious entrance hall with feature staircase sets the tone for the home, opening into a superb open-plan kitchen/dining/living area. This social space is flooded with natural light from full-height windows, bi-fold doors, and enjoys uninterrupted views across the garden and coast. The bespoke kitchen is beautifully appointed with a central island and contemporary fittings, making it ideal for entertaining and family life.

Upstairs, the dramatic vaulted living room is a true highlight, with a wall of glass framing far-reaching sea and countryside views, and doors opening onto a large roof terrace – the perfect vantage point for sunsets over the Atlantic.

There are four double bedrooms, including a generous principal suite with walk-in wardrobe and stylish ensuite shower room. The remaining bedrooms are served by a sleek family bathroom with freestanding bath and separate shower, together with an additional ground floor bathroom for convenience.

A utility room, integral garage, and home office further enhance the practicality of this well-planned property. EV Charger. EPC Rating B. Council Tax Band E.



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Prennek House enjoys a pleasant location in the attractive and characterful village of Poughill which supports places of Worship and the renowned inn the Preston Gate. Northcott Mouth is approximately half a mile and lies amidst the rugged North Cornwall coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude lies some 1.5 miles. The well known coastal resort of Bude supports a useful and extensive range of shopping, schooling and recreational facilities. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches which provide a whole host of water sports and leisure facilities together with breathtaking, cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and provides access onto the A30 which leads to the ancient cathedral city of Exeter with its airport and intercity railway network.



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Property Description

Entrance Hall - 15' x 9'11" (4.57m x 3.02m)

Kitchen/Dining/Lounge Area - 30'6" x 15'1" (9.3m x 4.6m)

Office - 9'1" x 9' (2.77m x 2.74m)

Bedroom 2 - 12'11" x 11'2" (3.94m x 3.4m)

Ensuite - 5'5" x 4'3" (1.65m x 1.3m)

Bedroom 4 - 14'11" x 9'2" (4.55m x 2.8m)

WC - 7'11" x 3'6" (2.41m x 1.07m)

Utility Room - 10'11" x 7' (3.33m x 2.13m)

First Floor Landing - 16'11" x 3'6" (5.16m x 1.07m)

Living Room - 17'3" x 15'3" (5.26m x 4.65m)

Terraced Decking Area - 23' x 19'5" (7m x 5.92m)

Bedroom 1 - 12'11" x 12'1" (3.94m x 3.68m)

Walk in Wardrobe - 6'3" x 4'3" (1.9m x 1.3m)

Ensuite - 6'3" x 4'4" (1.9m x 1.32m)

Bedroom 3 - 10'11" x 9'6" (3.33m x 2.9m)

Family Bathroom - 9'1" x 7'5" (2.77m x 2.26m)

Outside - The property is approached via a gravelled driveway to the front, providing ample parking and access to the integral garage, with the front door opening directly from this area.

To the south-west facing side of the house lies the principal garden — a beautifully kept lawn with a stylish covered seating area, perfectly positioned to enjoy the spectacular views over Bude, Maer Lake, the coastline, and as far as Trevoise Head on a clear day. This sun-drenched aspect makes it an ideal space for outdoor dining, entertaining, or simply relaxing while taking in the coastal panorama.

In addition, there is a further enclosed garden to the rear/left-hand side of the property, laid mainly to lawn and incorporating useful storage sheds and space for children's play equipment. This additional area provides versatility for family use, gardening, or a more private retreat away from the main entertaining space.

Together, the gardens maximise both the practicality and enjoyment of the setting, offering a choice of areas to suit every occasion.

Garage - 11'7" x 11'1" (3.53m x 3.38m)

EPC - Rating B

Council Tax - Band E

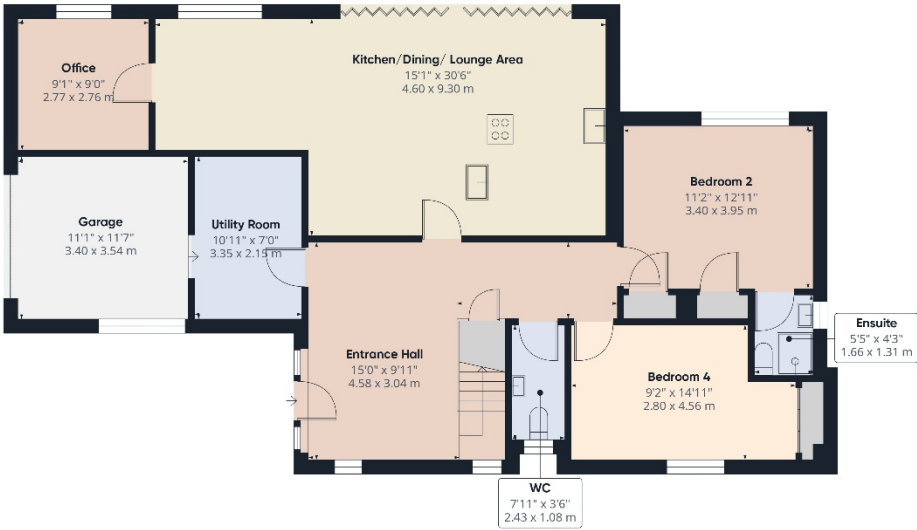
Services - Mains electric, water, private sewage treatment plant and rainwater to soakaway. Air source heating with underfloor heating on both floors. EV charger. 3 Phase electric supply to the property.

Agents Note - We have been informed by the current vendors that the property is sold with the remainder of an LABC granted in October 2024 until October 2034.

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.

Floorplan

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Floor 0



Floor 1

Approximate total area⁽¹⁾

2068 ft²
192.3 m²

Balconies and terraces

419 ft²
38.9 m²

Reduced headroom

11 ft²
1 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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Directions

From Bude town centre proceed in a northerly direction for approximately 1.5 miles through to Flexbury and into Poughill. Upon entering the village turn left signposted Northcott Mouth. Proceed along this road for approximately 0.7 mile where the entrance driveway to Prennek House will be found on your right hand side.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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

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