

Mahala  
Treskinnick Cross  
Poundstock  
Bude  
Cornwall  
EX23 0DT

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# Mahala, Treskinnick Cross, Poundstock, Bude, Cornwall, EX23 0DT



An exciting opportunity to acquire a beautifully presented and thoughtfully updated three-bedroom detached residence situated within the small rural hamlet of Treskinnick Cross, in the parish of Poundstock, just a short drive from the popular coastal resort of Bude and the renowned sandy beaches of Widemouth Bay.

- Beautifully presented three-bedroom detached home
- Peaceful rural setting in the hamlet of Treskinnick Cross
- Just a short drive from Bude and Widemouth Bay beach
- Stylish open-plan kitchen with central island
- Impressive living room with feature stone fireplace and wood-burning stove
- Light-filled garden room/dining area with roof lantern and garden access
- Generous principal bedroom with modern en-suite shower room
- Two further bedrooms and family bathroom
- Garage conversion creating additional ground floor bedroom
- Landscaped gardens with resin pathway, raised pond and terraced lawn
- Elevated countryside views from the upper garden area
- Ample driveway parking and garage storage



Mahala enjoys a peaceful countryside setting whilst remaining highly accessible to the North Cornish coastline. The surrounding area is particularly popular with buyers seeking a balance of coastal lifestyle and rural tranquillity, with scenic country walks, nearby beaches and convenient road access into Bude for everyday amenities, schooling and leisure facilities.

The property has been significantly improved by the current owners, resulting in a stylish and versatile home arranged over two levels. Internally, the accommodation feels bright, spacious and well connected, with a layout well suited to modern family living.

At the heart of the home is a superb open-plan kitchen space fitted with a range of modern units and a central island, creating both a practical workspace and sociable hub for everyday life. From here the accommodation flows naturally through to the impressive living area which benefits from a striking central stone feature fireplace with wood-burning stove and a wonderful sense of light from the surrounding windows and doors.



The property further benefits from a superb garden room/dining area with large glazed doors and a feature roof skylight, allowing natural light to flood the space and providing a seamless connection with the garden – an ideal area for entertaining or relaxed family dining. The bedroom accommodation is well arranged and offers flexibility depending on requirements. The principal bedroom is particularly generous and enjoys the benefit of a stylish modern en-suite shower room. Two further bedrooms are served by a well-appointed family bathroom.

A notable feature of the property is the conversion carried out by the current owners, where part of the original garage has been thoughtfully adapted to create an additional third bedroom on the lower floor, providing flexible accommodation for guests, family members or potential home working. Externally the property enjoys attractive gardens which complement the setting, together with generous parking and garage facilities.

In all, Mahala represents a rare opportunity to acquire a beautifully updated home in a peaceful rural setting within easy reach of both Bude and the North Cornish coast, offering a lifestyle that combines countryside outlook with coastal convenience.

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The property occupies a pleasant convenient position in the small hamlet of Treskinnick Cross situated off the main A39 Bude/Wadebridge road. 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 Hall

**Lounge Area** - 20'11" x 11'8" (6.38m x 3.56m)

**Kitchen Area** - 14'3" x 11'5" (4.34m x 3.48m)

**Dining Room** - 15'5" x 9'9" (4.7m x 2.97m)

**Utility Room** - 8'6" x 8' (2.6m x 2.44m)

**WC** - 3'7" x 3'3" (1.1m x 1m)

**Bedroom 1** - 21' x 9'7" (6.4m x 2.92m)

**Walk In Wardrobe** - 4' x 3'8" (1.22m x 1.12m)

**Ensuite** - 10'1" x 4'9" (3.07m x 1.45m)

**Bedroom 2** - 11'5" x 9'7" (3.48m x 2.92m)

**Bathroom** - 6'9" x 5'9" (2.06m x 1.75m)

## Lower Ground Floor

**Bedroom 3** - 10'3" x 9' (3.12m x 2.74m)

**Garage** - 23' x 10'3" (7m x 3.12m)

**Outside** - Externally the property enjoys a particularly attractive setting, with the outside space having been thoughtfully arranged to create a series of usable and characterful garden areas.

To the front of the property a generous gravelled driveway provides ample off-road parking for multiple vehicles and gives access to the garage. The driveway is enclosed by attractive stone walling and white rendered boundaries, creating a private and well-defined entrance. To the rear, the gardens offer a lovely combination of landscaping and natural outlook. Immediately adjoining the property is a resin pathway which provides a clean and low-maintenance surface whilst connecting the various garden areas.

A particularly charming feature of the garden is the raised pond which adds character and interest to the outdoor space. From here, steps lead up through the garden to a terraced lawn area which enjoys an elevated position, taking advantage of pleasant views across the surrounding countryside and farmland beyond. This raised garden area offers an ideal space for outdoor seating, relaxation or entertaining while enjoying the peaceful rural outlook.

Overall the gardens provide a delightful setting to the property, combining manageable landscaped areas with attractive countryside views and a strong sense of privacy.

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

**EPC** - Rating D

**Council Tax** - Band D

**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.

Mobile Coverage		Broadband	
EE	●	Basic	5 Mbps
Vodafone	●	Superfast	45 Mbps
Three	●		
O2	●		

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Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

# Floorplan



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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.

## 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 whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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

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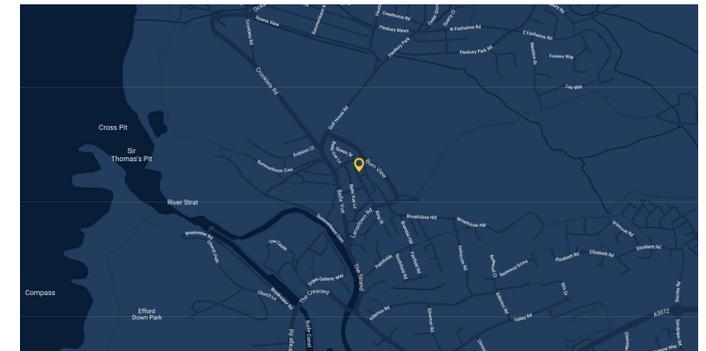
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