



1 Orchard Rise
Poughill
Bude
Cornwall
EX23 9ER

Asking Price: £950,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

1 Orchard Rise, Poughill, Bude, Cornwall, EX23 9ER



- High-specification detached contemporary home
- Five double bedrooms, including three en-suite bedrooms
- Four bathrooms in total
- Over 2,500 sq ft of accommodation including garage
- Superb open-plan kitchen/dining/family room
- Contemporary kitchen with quartz worktops and Neff appliances
- Separate living room
- Bespoke oak staircase with glass balustrade
- Air source heat pump with underfloor heating throughout
- Solar PV panels, battery storage
- Double garage and private driveway parking
- Landscaped gardens with Millboard decking, woodland backdrop and stream



An exceptional detached contemporary home offering over 2,500 sq ft of beautifully presented accommodation, combining striking architectural design, high-quality finishes and energy-efficient modern living, set within extensive gardens bordered by woodland and a stream.

1 Orchard Rise is an impressive, high-specification detached residence designed with both style and practicality in mind. The property has been constructed using Insulated Concrete Form construction complimented by aluminium double glazed windows, creating a striking yet sympathetic appearance.

The accommodation is arranged over two floors and offers a superb sense of space throughout. On entering the property, the quality of finish is immediately apparent, with a bespoke handmade oak staircase and glass balustrade creating an impressive focal point. The heart of the home is the large open-plan kitchen, dining and snug, a bright triple-aspect space ideal for modern day living and entertaining. The contemporary kitchen is fitted with quartz worktops, a large island with breakfast bar, integrated NEFF appliances, Quooker boiling hot water tap and feature LED lighting. Sliding doors provide a seamless connection out to the rear terrace and gardens.



In addition to the kitchen/family room, there is a separate living room with sliding doors opening to the outside, offering a more relaxed reception space, while a snug provides further flexibility, ideal as a sitting room, home office or children's space. The ground floor also includes a guest bedroom with en-suite shower room, utility/plant room and cloakroom.

To the first floor are four further double bedrooms, a further two bedrooms are served by ensuites including a principal bedroom and a beautifully appointed family bathroom. The bathrooms and en-suites are finished in a contemporary style with Roca sanitary ware, vanity units, Crosswater fittings, rainwater showers, tiled floors and complementary wall tiling.

The property has been designed with efficiency and future-proofing in mind, benefitting from a Grant air source heat pump with underfloor heating throughout, Heatmiser Wi-Fi heating controls, 4kW solar PV system with 15kW battery storage, Zehnder MVHR ventilation system. There is also a full data network, Ubiquiti Wi-Fi access points, together with LED lighting throughout.

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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 and public house. Northcott Mouth is approximately 1 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 and supports a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.



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Kitchen/Dining Area - 27'10" x 19'8" (8.48m x 6m)

Snug - 14'1" x 12'10" (4.3m x 3.9m)

Living Room - 15'9" x 16'4" (4.8m x 4.98m)

Bedroom 5 - 11'6" x 10'4" (3.5m x 3.15m)

En-Suite - 7'7" x 5' (2.3m x 1.52m)

WC - 4' x 6'4" (1.22m x 1.93m)

Utility Room - 11' x 14'1" (3.35m x 4.3m)

Landing

Bedroom 1 - 14'10" x 10'9" (4.52m x 3.28m)

Ensuite Bathroom - 11'4" x 8'5" (3.45m x 2.57m)

Bedroom 2 - 11'4" x 10'5" (3.45m x 3.18m)

Ensuite - 7'7" x 5' (2.3m x 1.52m)

Bedroom 3 - 10'8" x 10'7" (3.25m x 3.23m)

Bedroom 4 - 8' x 12'4" (2.44m x 3.76m)

Bathroom - 5'11" x 10'7" (1.8m x 3.23m)

Garage - 18'1" x 19'8" (5.5m x 6m)

Outside - Externally, the property continues to impress. To the front, a permeable block paved driveway provides private parking for several vehicles and access to a detached double garage with electric roller door, power and lighting.

The rear garden has been thoughtfully landscaped to provide an excellent outdoor entertaining space. A large split-level decking area with Millboard composite decking creates the perfect area for outdoor dining and seating, with feature lighting and glass balustrading adding to the contemporary feel. Steps lead down to a lawned garden, with the plot continuing towards a more natural woodland garden area, bordered by a stream at the lower boundary. The mature trees and wooded backdrop provide a wonderful sense of privacy and tranquillity.

Agents Note - There is a hot tub and furnishings may be available by separate negotiation.

Council Tax - Band F.

EPC - Rating A.

Service - Mains electric and drainage. Grant air source heat pump with underfloor heating throughout, Heatmiser Wi-Fi heating controls, 4kW solar PV system with 15kW battery storage, Zehnder MVHR ventilation system. There is also a full data network, Ubiquiti Wi-Fi access points, together with LED lighting throughout.

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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Floor 0



Floor 1



Approximate total area⁽¹⁾

2533 ft²
235.4 m²

Balconies and terraces

648 ft²
60.2 m²

Reduced headroom

14 ft²
1.3 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

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Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 past the church and 1 Orchard Rise will be found after a short distance on the left hand side.

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We are here to help you find
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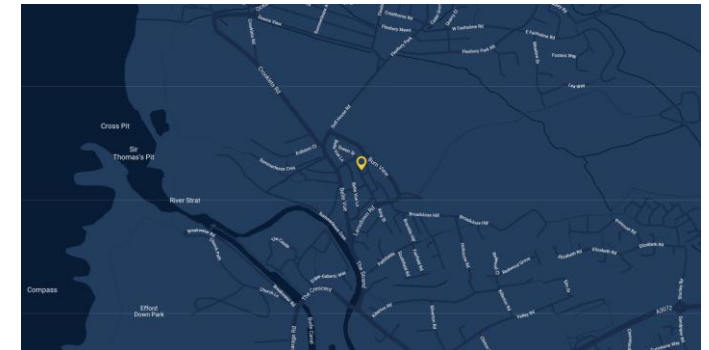
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