



Reeden
Poundstock
Bude
Cornwall
EX23 0AU

Asking Price: £485,000
Freehold



Changing Lifestyles

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Reeden, Poundstock, Bude, Cornwall, EX23 0AU



- 3 BEDROOMS
- DETACHED BUNGALOW
- WELL PRESENTED
- SUPERB FAR REACHING VIEWS TOWARDS THE COASTLINE
- SEA VIEWS
- EXTENSIVE GARDENS APPROACHING 1/2 ACRE
- DETACHED GARAGE
- DOUBLE GLAZING
- LPG GAS CENTRAL HEATING
- EPC: TBC
- COUNCIL TAX BAND: D



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An exciting opportunity to acquire this spacious 3 bedroom detached bungalow standing in its own ½ acre grounds and landscaped gardens within the popular rural village of Poundstock, conveniently situated within easy reach of the North Cornish coastline, Widemouth Bay and the coastal town of Bude.

The residence offers spacious and versatile accommodation throughout, ideally suited for those seeking a comfortable permanent residence, retirement home or property with scope to personalise. The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, conservatory, 3 bedrooms and family bathroom. The property is complemented by double glazed windows and LPG gas fired central heating.

Externally, the property occupies a generous plot with extensive off road parking providing ample space for several vehicles, together with access to a detached garage. The landscaped gardens surround the property and offer excellent scope for keen gardeners, outdoor entertaining or simply enjoying the peaceful village surroundings.

Reeden represents a superb opportunity to acquire a detached bungalow in a desirable village setting, enjoying generous outside space, extensive parking and excellent access to the surrounding countryside and nearby coastline. Internal viewing is highly recommended.

The property occupies a convenient location in this pleasant North Cornish rural village with nearby access onto the main A39 Atlantic Highway. 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. 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. 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.

Recessed Entrance Porch

Reception Hall

Living Room - 17'5" x 11'4" (5.3m x 3.45m)

Conservatory - 14'7" x 8'10" (4.45m x 2.7m)

Kitchen/Dining Room - 19'2" (5.84) x 14'6" (4.42) maximum dimensions

Utility Room - 8'4" x 7'8" (2.54m x 2.34m)

Cloakroom - 7'4" x 2'5" (2.24m x 0.74m)

Bedroom 1 - 10'10" x 11'4" (3.3m x 3.45m)

Bedroom 2 - 10'1" x 11'4" (3.07m x 3.45m)

Bedroom 3 - 9'1" x 8'5" (2.77m x 2.57m)

Detached Garage - 18' x 10' (5.49m x 3.05m)

Outside - The property is approached via its own gravelled entrance driveway providing extensive vehicle parking area with a level lawn area. The gardens are superbly presented and mainly extend to the rear of the property being principally laid to lawn bordered by mature hedging, at the bottom of the garden is a wild pond surrounded by trees. Productive vegetable raised beds and trellis covered pathway. Ornamental pond with gravelled surround and raised flower beds. All the gardens enjoy far reaching views across open farmland stretching to the coastline and sea beyond. An extensive paved patio adjoins the rear of the dwelling providing an ideal spot for alfresco dining.

Services - Mains electricity, water and drainage, LPG gas central heating.





Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 3 ½ miles and upon reaching Bangors take the right hand turning into Vicarage Lane towards Poundstock whereupon Reeden will be found within a short distance on the right hand side.