



Bond
Oxborough
Phillips

Changing Lifestyles

Top Withens
Poughill
Bude
Cornwall
EX23 9EJ

Asking Price: £725,000 Freehold



Changing Lifestyles

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Top Withens, Poughill, Bude, Cornwall, EX23 9EJ



- 3 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- FAR REACHING SEA VIEWS
- GENEROUS LANDSCAPED GARDENS
- EXTENSIVELY UPDATED THROUGHOUT
- AMPLE OFF ROAD PARKING
- VERSATILE AND SPACIOUS ACCOMMODATION
- GARAGE/UTILITY ROOM
- NO ONWARD CHAIN
- EPC: TBC
- COUNCIL TAX BAND: E



We are proud to bring to the market this stunning 3 bedroom (1 ensuite) detached bungalow in this highly sought after village location being within a short distance to Northcott Mouth beach, enjoying spectacular sea views over Bude Bay and the coastline beyond. The residence has been extensively updated throughout and offers superbly presented, high quality and versatile accommodation throughout, complemented by an eco friendly air source heat pump system. Generous rear enclosed landscaped gardens, entrance driveway providing ample off road parking and garage. Available with no onward chain. Virtual tour available upon request.



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The property enjoys a pleasant location in the attractive and characterful village of Poughill which supports places of Worship and a local Inn. Northcott Mouth is approximately one 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, schools and recreational facilities. The bustling Market town of Holsworthy lies some 10 miles in land and the Port town of Bideford is easily accessible off the A39 lying some 28 miles in a North Easterly direction.



Property Description

Entrance Hall

Hallway - Built in cupboard housing underfloor heating manifolds and pressurised hot water cylinders.

Open Plan Kitchen/Dining Room - 24'10" x 11'4" (7.57m x 3.45m)

A fantastic double aspect room with a newly fitted Howdens kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a ceramic sink and drainer unit with modern mixer tap. Counter top 4 ring ceramic hob with splashback and extractor system over. Built in double oven, integrated fridge freezer and dishwasher. Breakfast bar. Double glazed French doors to rear elevation and decking area. Comfortable living area with feature fireplace housing newly installed woodburner. Leads into:

Lounge Area - 13'11" x 10'10" (4.24m x 3.3m)

An impressive dual aspect reception area with vaulted ceiling enjoying the most spectacular views of the coast and countryside to the rear elevation. Double glazed sliding doors lead to the generous decking.

Bedroom 1 - 11'7" x 10'10" (3.53m x 3.3m)

Double bedroom with window to front elevation.

Ensuite Shower Room - 8'9" x 5'9" (2.67m x 1.75m)

Large double walk in shower with mains fed drench shower over, wall hung vanity unit with wash hand basin, low flush WC, heated towel rail and opaque glazed window to side elevation.

Bedroom 2 - 11'7" x 10'9" (3.53m x 3.28m)

Double bedroom with dual aspect windows to front and side elevation.

Bedroom 3 - 9'8" x 9'8" (2.95m x 2.95m)

Double bedroom with window to side elevation.

Family Bathroom - 9'8" x 7' (2.95m x 2.13m)

Enclosed P shaped bath with mains fed drench shower over, wall hung vanity unit with wash hand basin, low flush WC, heated towel rail and opaque glazed window to side elevation.

Utility Room - 9'7" x 7'7" (2.92m x 2.3m)

Base and wall mounted units with work surfaces over incorporating ceramic sink drainer unit with mixer tap over, washing machine and tumble dryer. Window to rear elevation enjoying far reaching sea and countryside views. Door to Garage.

Outside - Approached via a gravel driveway providing ample off road parking and access to garage with low maintenance front gardens. The rear landscaped gardens have been designed by the current owners to accentuate the generous sized gardens and provide plenty of seating areas to make the most of the sunny south westerly aspect. A large composite decking area adjoins the rear of the residence providing an ideal spot for al fresco dining enjoying the most spectacular coastal and countryside views. The gardens are bordered by a mixture of fences and hedging providing privacy.

Garage - 15'8" x 10'10" (4.78m x 3.3m)

Up and over vehicle entrance door. Power and light connected. Outside water tap connected.



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Directions

From Bude town centre proceed out of the town along Golfhouse Road passing through Flexbury into Poughill Road and upon entering the village of Poughill Village take the left hand turning towards Northcott Mouth, proceed past the entrance to Trelawney Avenue on your right and through the 'S' bends. The property will then be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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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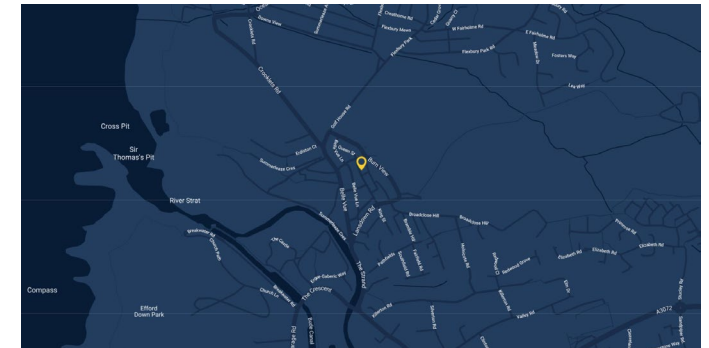
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to provide you with a free valuation of your home.

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