



Corkys Cottage  
Stone Hill  
Poughill  
Bude  
Cornwall  
EX23 9HH

**Asking Price: £250,000**  
**Share of Freehold**



Changing Lifestyles

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# Corkys Cottage, Stone Hill, Poughill, Bude, Cornwall, EX23 9HH



- 3 BEDROOM END TERRACE HOUSE
- 12 MONTH HOLIDAY RESTRICTION
- PRIVATE ENCLOSED GARDEN
- USE OF PARK FACILITIES INCLUDING AN INDOOR HEATED SWIMMING POOL
- GAMES ROOM
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE TO A LOCAL PUB
- EPC: TBC
- COUNCIL TAX BAND: C



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**An opportunity to acquire this 3 bedroom, 1 ensuite, end terrace holiday cottage with a 12 month holiday restriction occupying a tucked away position on this select and well maintained complex situated on the outskirts of this very popular North Cornish Village with a fantastic indoor heated swimming pool, games room and communal grounds as well as a spacious enclosed private garden. EPC TBC. Council Tax Band: C.**

**The property lies on the edge of this most attractive and characterful village, 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 2 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.**

### **Kitchen** - 8'10" x 15'7" (2.7m x 4.75m)

A range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Including Beling cooker with 4 ring Neff electric hob and Hotpoint extractor over. Plumbing and space for

dishwasher as well as space for fridge/freezer. Window to front elevation. Steps down to living/dining room.

### **Living/Dining Room** - 19'8" x 24'4" (6m x 7.42m)

Ample space for suite and dining space, with log burning fire and sliding door to rear leading to garden. Windows to side and rear elevations. Stairs to first floor.

### **WC** - 2'8" x 6'1" (0.81m x 1.85m)

Low flush WC and wash hand basin. Frosted window to front elevation.

### **First Floor**

### **Bedroom 1** - 10'10" x 10'1" (3.3m x 3.07m)

Double bedroom with window to side elevation.

### **Ensuite** - 7'7" x 3'3" (2.3m x 1m)

A fitted suite comprising of an enclosed shower with 'Mira' electric shower over, close coupled WC and wash hand basin. Velux style window.

### **Bedroom 2** - 8'4" x 13'4" (2.54m x 4.06m)

Double room with window to rear elevation.

### **Bedroom 3** - 8'5" x 10'5" (2.57m x 3.18m)

Double room with window to rear elevation.

### **Bathroom** - 7'7" x 10'2" (2.3m x 3.1m)

A fitted suite comprising of an enclosed panelled bath, with 'Mira' electric shower over, close coupled WC and wash hand basin. Velux style window. Cupboard housing water tank.

**Outside** - Steps leading down to the front of the property with gardens to the side and rear, principally laid to lawn. Paved patio area at the rear of the property providing an ideal spot for alfresco dining.

**Service Charges** - Service charges TBC. These include all maintenance of the swimming pool and park facilities. Every owner has a 1/14th share in the Management Company, Trevalgas Estate Limited, and one vote per cottage at the

AGM. Trevalgas Estate Limited own the swimming pool, play field and all other communal areas. The owners have a block insurance policy and the premium for each cottage is payable in addition to the service charge.

**On-Site Facilities** - Trevalgas Cottages occupies a superb tucked away position on the edge of this popular North Cornish Village, the park sits in its own well maintained grounds comprising a modern indoor heated swimming pool, games room, and a laundry room. The grounds include an extensive parking area and children's play area.





## 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 along Golf House Road and into Poughill Road. Continue through the village of Poughill and upon reaching the junction known as Inch's Shop proceed straight over and down the hill whereupon the entrance to Trevalgas Cottages will be found on the right hand side.