

Corkys Cottage Stone Hill Poughill Bude Cornwall EX23 9HH

Asking Price: £250,000 Share of Freehold



Changing Lifestyles



• 3 BEDROOM END TERRACE HOUSE

• 12 MONTH HOLIDAY RESTRICTION

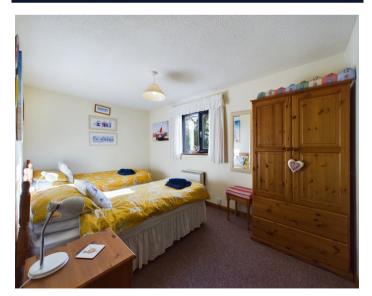
• PRIVATE ENCLOSED GARDEN

• 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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Corkvs Cottage, Stone Hill, Poughill, Bude, Cornwall, EX23 9HH

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ensuite, end terrace holiday cottage with a 12 month holiday restriction occupying a tucked Living/Dining Room - 19'8" x 24'4" (6m x 7.42m) away position on this select and well maintained Ample space for suite and dining space, with log burning fire complex situated on the outskirts of this very and rear elevations. Stairs to first floor. 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 First Floor Band: C.

The property lies on the edge of this most attractive and characterful village, Northcott $\begin{array}{c} \textit{Ensuite} - 7'7'' \times 3'3'' \left(2.3m \times 1m\right) \end{array}$ Mouth is approximately 1 mile and lies amidst the rugged North Cornwall coastline famed for its many areas of outstanding natural beauty **Bedroom 2** - $8'4'' \times 13'4'' (2.54m \times 4.06m)$ 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 A fitted suite comprising of an enclosed panelled bath, with equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lving some 28 miles in a north easterly direction.

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

An opportunity to acquire this 3 bedroom, 1 dishwasher as well as space for fridge/freezer. Window to AGM. Trevalgas Estate Limited own the swimming pool, play front elevation. Steps down to living/dining room.

and sliding door to rear leading to garden. Windows to side On-Site Facilities - Trevalgas Cottages occupies a

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

elevation.

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

Double bedroom with window to side elevation.

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

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)

'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.

A range of base and wall mounted units with work surfaces Service Charges - Service charges TBC. These include all over incorporating a stainless steel sink drainer unit with maintenance of the swimming pool and park facilities. Every mixer tap. Including Beling cooker with 4 ring Neff electric owner has a 1/14th share in the Management Company. hob and Hotpoint extractor over. Plumbing and space for Trevalaas Estate Limited, and one vote per cottage at the

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.

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 Low flush WC and wash hand basin. Frosted window to front swimming pool, games room, and a laundry room. The grounds include an extensive parking area and children's play area.





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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.

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