



Bond
Oxborough
Phillips

Changing Lifestyles

Longships
Poughill Road
Bude
Cornwall
EX23 8NZ

Asking Price: £725,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Longships, Poughill Road, Bude, Cornwall, EX23 8NZ



- 4/5 BEDROOMS
- DETACHED FAMILY HOUSE
- SUPERBLY PRESENTED
- SOUGHT AFTER LOCATION
- SPACIOUS ACCOMMODATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GENEROUS LANDSCAPED GARDENS
- EXTENSIVE PARKING
- ELEVATED VIEWS
- EPC: TBC
- COUNCIL TAX BAND: E



An opportunity to acquire this well presented 4/5 bedroom detached house occupying a most enviable location in this highly desirable area being within a short distance to the town centre and local beaches. The residence offers superb elevated views across Bude with versatile and spacious accommodation throughout. Generous landscaped gardens, extensive entrance driveway providing off road parking for several cars.

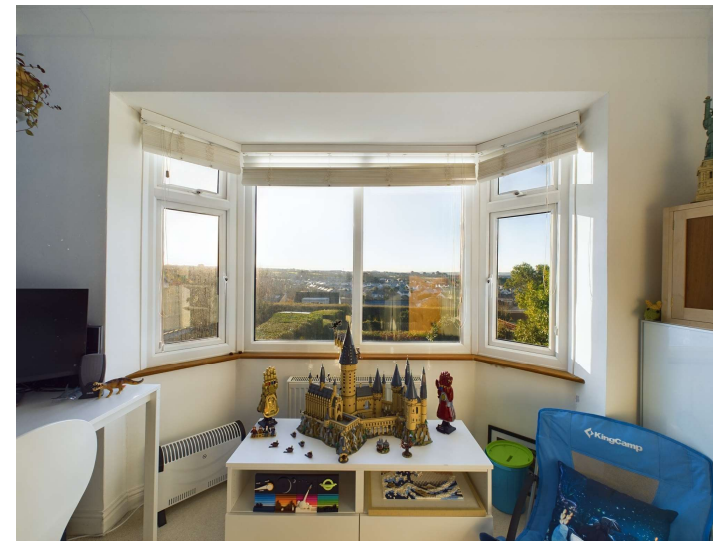


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Longships is just a few minutes drive from the centre of Bude with its extensive range of local and national shops, schooling and excellent recreational facilities including its highly regarded 18 hole Links Golf Course. The town lies amidst the rugged North Cornish coast famed for its many nearby areas of outstanding natural beauty with breathtaking cliff side walks and superb surfing/bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port/market town of Bideford is some 28 miles, and from here the A39 North Devon link road connects to the M5 near Tiverton.



Property Description

Entrance Hall - 6'9" x 5'11" (2.06m x 1.8m)

Door to Open Plan Living Area.

WC - 5'3" x 2'10" (1.6m x 0.86m)

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

Open Plan Lounge/Dining Area - 26'8" (8.13) x 17' (5.18)
maximum dimensions L Shaped room

A dual aspect room with bay windows to front and rear elevation, feature fireplace housing wood burner with slate hearth, ample space for large dining table and chairs, twin timber doors leading to:-

Kitchen/Breakfast Room - 15'8" x 10'2" (4.78m x 3.1m)

A fitted kitchen comprising a range of base and wall mounted cupboard units with work surfaces over incorporating a 1½ bowl stainless steel single drainer sink unit with mixer taps, recess for Range style cooker with extractor hood over, built-in dishwasher, ample space for breakfast table and chairs, windows to front and side elevations, French glazed doors opening out onto the rear decking area, twin Velux skylights.

Utility Room - 10'1" x 5'1" (3.07m x 1.55m)

Base and wall mounted units with work surfaces over incorporating stainless steel single drainer sink unit with mixer taps, plumbing and recess for washing machine and tumble dryer. Wall mounted gas fired combi boiler supplying central heating and hot water systems, door to side elevation.

Inner Hallway

Bedroom 5/Studio - 13'5" x 10'11" (4.1m x 3.33m)

Bay window to rear elevation. Currently used as hobbies/study, equally suiting as a generous double bedroom.

Rear Porch - 6'1" x 4' (1.85m x 1.22m)

Door to enclosed rear gardens.

First Floor Landing

Bedroom 1 - 12' x 10'11" (3.66m x 3.33m)

A generous double bedroom with bay window to rear elevation enjoying views over the town.

En Suite - 6' x 5'7" (1.83m x 1.7m)

A fitted suite comprising an enclosed panelled bath with shower over, close coupled WC, wash hand basin and heated towel rail. Window to rear elevation.

Bedroom 2 - 10'11" x 10'11" (3.33m x 3.33m)

A spacious double bedroom with bay window to rear elevation over looking the gardens and elevated views across the town.

Bedroom 3 - 11' x 10'1" (3.35m x 3.07m)

A double bedroom with window to front elevation.

Bedroom 4 - 10'3" x 8' (3.12m x 2.44m)

Window to front elevation.

Bathroom - 10'11" x 4'10" (3.33m x 1.47m)

A modern fitted suite comprising an enclosed panelled P bath with electric power shower over, vanity unit housing concealed cistern, WC and wash hand basin. Window to side elevation.

Property Description

Outside - The property is approached over its own gravelled entrance driveway via twin timber gates providing extensive off road parking, bordered by a Cornish bank and mature trees providing privacy. Pedestrian access to either side of the property leads to the extensive rear gardens being landscaped and comprising of a patio area adjoining the rear of the property providing a private seating area. An elevated timber decked area adjoins the rear of the property providing an ideal spot for al fresco dining. The lower garden is separated into two, with the main area being principally laid to lawn with hedge borders, an archway leads through to a gravelled area. Lower lawned garden bordered by fencing with a timber garden shed. To the side of the property is an enclosed shelter area with log store and useful storage.

EPC - Rating TBC

Council Tax - Band E

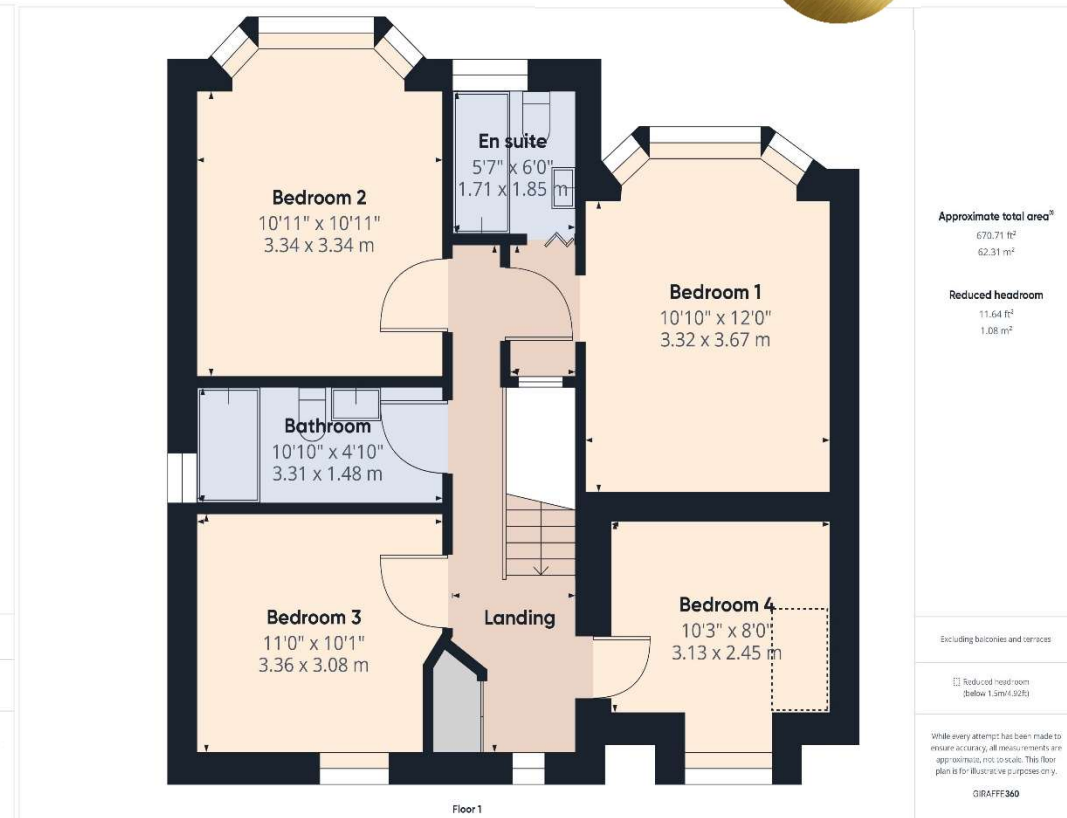
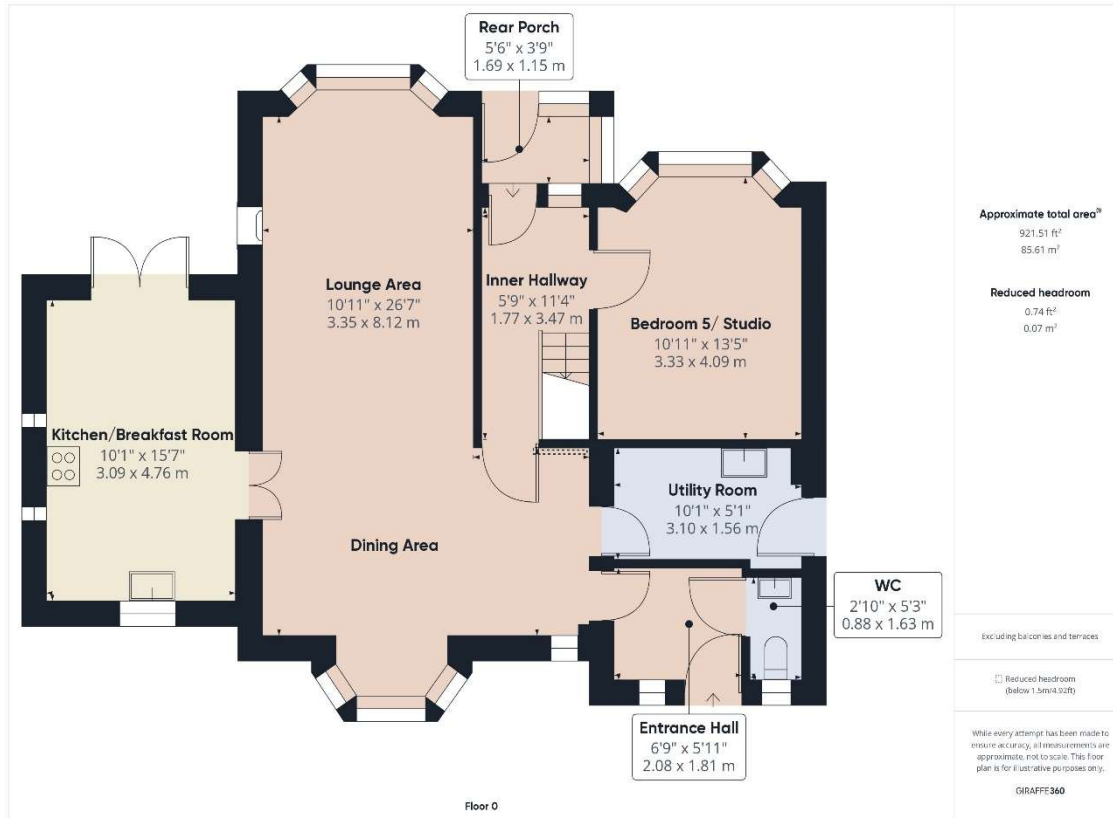


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Directions

From the centre of Bude proceed up Belle Vue and following the sign to Poughill proceed down Golf House Hill, continue along this road passing Flexbury Church on your right hand side and from here continue towards Poughill whereupon Longships will be found at the top of the hill on the right hand side.

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.

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We are here to help you find
and buy your new home...

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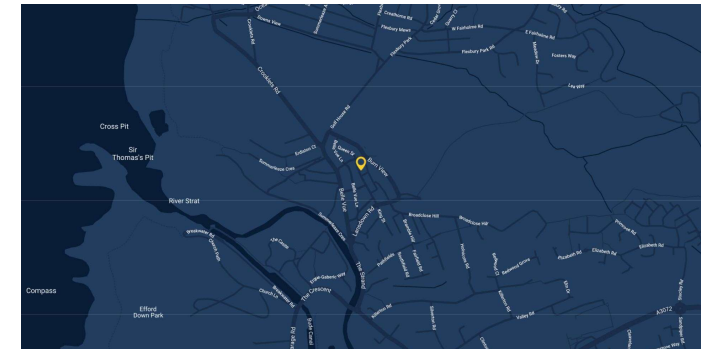
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