

Honeysuckle  
Stone Hill  
Poughill  
Bude  
Cornwall  
EX23 9HH

**Asking Price: £145,000 Freehold**



Changing Lifestyles

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- 1 BEDROOM HOLIDAY HOME
- 12 MONTH RESTRICTION
- PRIVATE GARDEN
- USE OF FACILITIES INCLUDING AN INDOOR HEATED SWIMMING POOL
- GAMES ROOM
- EDGE OF VILLAGE LOCATION
- EPC: D



**An opportunity to acquire this 1 bedroom 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 heating swimming pool, games room and communal grounds as well as a private enclosed garden with countryside views. EPC D**

**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.**

**Open Plan Kitchen/ Living Room - 19'8" x 11' (6m x 3.35m)**

A well presented dual aspect room with window and door to front elevation and French doors to rear benefiting from countryside views. A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a stainless steel single sink drainer unit with mixer taps. Built in oven with four ring ceramic hob and extractor system over. Plumbing and recess for dishwasher. Space for under counter fridge and freezer. Breakfast bar area. Ample space for a living room suite.

**Bedroom - 12'8" x 8'4" (3.86m x 2.54m)**

A generous double bedroom with window to rear elevation. Door to-

**Ensuite - 5'9" x 5'9" (1.75m x 1.75m)**

A fitted suite comprises an enclosed shower cubicle, a close coupled WC and wash hand basin. Window to front elevation.

**The Garden** - An enclosed private garden bordered by picket fencing enjoying an open aspect with lovely countryside views. A paved patio area adjoins the rear of the property providing an ideal spot for alfresco dining. Level lawn.

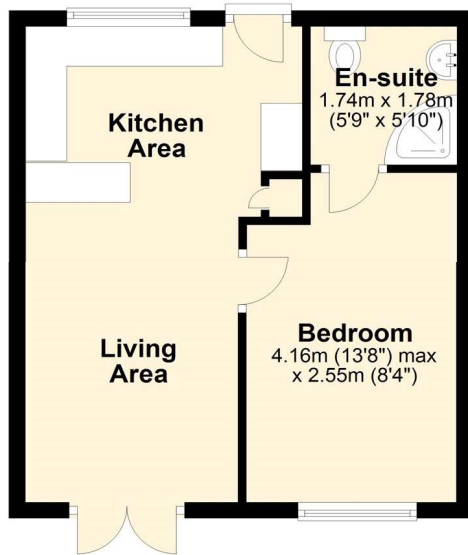
**Services** - Service charge for 2024 is currently £290 PCM. The service charge includes all maintenance of the swimming pool and the site itself. Every owner has a 1/14th share in the Management Company, Trevalgas Estate Limited, and one vote per cottage at the AGM. Trevalgas Estate Limited own the 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.

**Trevalgas** - Trevalgas 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 childrens play area.





**Ground Floor**



Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

**Directions**

From Bude town centre proceed out of the town along Golfhouse 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 Park will be found on the right hand side.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	