



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Burshill Cottages  
Poughill  
Bude  
Cornwall  
EX23 9EU

**Asking Price: £425,000 Freehold**



Changing Lifestyles

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# 1 Burshill Cottages, Poughill, Bude, Cornwall, EX23 9EU



- GRADE 2 LISTED COTTAGE
- 2 RECEPTION ROOMS
- 2 BEDROOMS WITH LOFT ROOM
- DELIGHTFUL AND CHARMING ACCOMMODATION
- VILLAGE LOCATION
- CHARACTER FEATURES THROUGHOUT
- GENEROUS LAWNED ENCLOSED GARDENS
- OFF ROAD PARKING
- USEFUL GARDEN SHEDS & LARGE STORE ROOM
- EPC: D
- COUNCIL TAX BAND: D



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**Situated in the heart of the village Poughill we are delighted to offer this grade 2 listed, charming 2 bedroom, 2 reception room character cottage available with no onward chain. This well presented residence is laid out across a north and south wing offering spacious and versatile accommodation throughout having previously been a very comfortable home whilst equally appealing as a second home/investment property. Generous enclosed gardens with off road parking to the rear of the dwelling. EPC D. Council Tax Band D.**

**Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including places of worship etc. The adjoining coastal resort of Bude offers an extensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports activities together with many nearby breathtaking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

### **Kitchen** - 14' x 9'4" (4.27m x 2.84m)

Dual aspect reception room with a fitted range of Oak base and wall mounted units with solid wood work surfaces over incorporating inset ceramic butler style sink with mixer tap. Electric Aga oven with fitted Rangemaster extractor over, space for American fridge freezer, space and plumbing for washing machine. Window and stable door to gardens. Door to Inner Hall. Leads to:

### **Dining Area** - 9'2" x 6' (2.8m x 1.83m)

Ample space for dining table and chairs with window to side elevation. Leads to Sitting Room.

### **Sitting Room** - 13' x 12'9" (3.96m x 3.89m)

Feature stone fireplace with fitted log burner, clome oven and slate hearth. Staircase to first floor. Window and door to front elevation.

**Inner Hallway** - Built in airing cupboard. Door to Family Bathroom.

### **Living Room** - 16' x 9' (4.88m x 2.74m)

Dual aspect reception room with Double glazed French doors to enclosed gardens. Spiral staircase leading to First Floor North Wing.

### **Bedroom 2** - 16' x 8' (4.88m x 2.44m)

Double bedroom with windows to rear elevation.

### **Family Bathroom** - 9' x 5' (2.74m x 1.52m)

Claw foot roll top bath with hand shower attachment and mixer taps, enclosed shower cubicle with mains fed shower over, close coupled WC, pedestal wash hand basin, heated towel rail. Opaque glazed window to side rear elevation.

### **First Floor South Wing**

### **Bedroom 1** - 14'1" x 9' (4.3m x 2.74m)

Double bedroom with window to front elevation.

### **WC** - 6'8" x 3' (2.03m x 0.91m)

Low flush WC, vanity unit with wash hand basin.

**First Floor North Wing** - Landing area housing built in airing cupboard housing combi LPG fired boiler.

### **Loft Room** - 12' x 9' (3.66m x 2.74m)

Window to side elevation enjoying views over Poughill and to the sea.

**Outside** - The property has right of access over a private lane adjoining the cottage leading to a gravel parking area for the property. Pedestrian gate leads to the enclosed side gardens with a pergola and a large paved patio area adjoining the residence providing a fantastic spot for al fresco dining and a further pedestrian gate leading to the front elevation and access to the adjoining useful double store room attached to the cottage. A further enclosed garden area is laid principally to lawn with a cornucopia of mature shrubs, trees and hedges providing a secluded and private garden space. Two useful timber sheds.

**EPC** - Rating D

**Council Tax** - Band D

**Services** - Mains electric, water, drainage. LPG bottles serving the central heating system.

Mobile Coverage		Broadband	
EE	●	Basic	8 Mbps
Vodafone	●	Superfast	63 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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## 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 Golfhouse Road and into Poughill Road. Upon entering the village of Poughill continue past the village stores, and church 1 Burshill Cottages will be found within a short distance on the left hand side.

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