

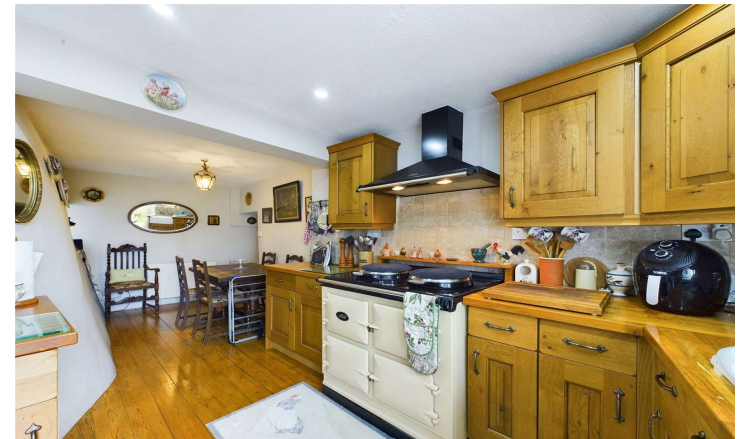


Bond
Oxborough
Phillips

Changing Lifestyles

1 Burshill Cottages
Poughill
Bude
Cornwall
EX23 9EU

Asking Price: £399,950 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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Nestled in the heart of the picturesque village of Poughill, this delightful Grade II listed character cottage is now available with no onward chain. Offering charm and versatility in equal measure, the property features 2 bedrooms and 2 reception rooms, with spacious accommodation arranged across both north and south wings. Immaculately presented, the home lends itself as a comfortable primary residence and would also make an ideal second home or investment opportunity. Externally, the property boasts generous enclosed gardens and benefits from off-road parking to the rear.

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

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

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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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