



Bond
Oxborough
Phillips

Changing Lifestyles

Lot 1
Paize
Poughill
Bude
Cornwall
EX23 9EZ

Guide Price: £1,000,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Paize, Poughill, Bude, Cornwall, EX23 9EZ



- DETACHED PERIOD RESIDENCE
- 9 BEDROOMS
- 5 RECEPTION ROOMS
- REQUIRING MODERNISATION THROUGHOUT
- ELEVATED POSITION OFFERING SPECTACULAR VIEWS OVER BUDE AND SURROUNDING COASTLINE
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- SITE IN TOTAL APPROX 18.44 ACRES
- RANGE OF OUTBUILDINGS
- EPC: F
- COUNCIL TAX BAND: G



An impressive 9 bedroom, 5 reception room period home built in 1926 situated in one of the most sought after and elevated positions within the popular North Cornish village of Poughill, near Bude and its renowned surfing beaches. The property requires modernisation throughout and occupies a generous plot of approx 18.44 acres some of which is subject to a FBT in place until 1st May 2034 (Further information and plans available from the appointed agent), with distant views out to sea and of the rugged North Cornwall coast and is within easy reach of the nearby beaches and local amenities. Large entrance driveway provides extensive off road parking with a range of outbuildings offering further potential and scope subject to the relevant planning permissions being obtained. Extensive lawn gardens bordered by a stream with a pedestrian bridge leading to a pleasant woodland area.



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The residence enjoys a most desirable elevated position within walking distance of both the popular village of Poughill and coastal town of Bude which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and 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.



Property Description

Entrance Porch - 5'9" x 4'10" (1.75m x 1.47m)

Entrance Hallway - 18'10" x 14'6" (5.74m x 4.42m)

Mahogany staircase leading to the first floor galleried landing area. Door to WC.

Drawing Room - 17'2" x 14'8" (5.23m x 4.47m)

Large bay window to side elevation.

Living Room - 26'3" x 15'1" (8m x 4.6m)

An impressive dual aspect reception room with feature fireplace and double patio doors to rear elevation and bay window to side.

Dining Room - 17'7" x 14'11" (5.36m x 4.55m)

Window and double doors to rear elevation.

Breakfast Room - 16'8" x 14' (5.08m x 4.27m)

Ample space for breakfast table and chairs. Window to front elevation. Door to:

Kitchen - 8'7" x 8'3" (2.62m x 2.51m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink drainer with mixer taps and recess for oven.

Sitting Room - 19' x 17'1" (5.8m x 5.2m)

Generous reception room with bay window to rear elevation.

Utility Room - 10' x 7'4" (3.05m x 2.24m)

Window to front elevation. Stainless steel sink drainer unit. Space and plumbing for dishwasher.

Inner Hall - Staircase leading to first floor landing. Built in under stair storage. Useful built in cupboard. Door to outside.

Sun Room - Window and door to rear elevation.

Pantry

Boiler Room

WC - Wash hand basin and separate WC.

Galleried Landing

Bedroom 1 - 21'2" x 17'10" (6.45m x 5.44m)

Spacious double bedroom with dual aspect bay windows to rear and side elevation enjoying spectacular elevated views over Bude and to the surrounding coastline. Built in wardrobe.

Bedroom 2 - 16'4" x 14'7" (4.98m x 4.45m)

Double bedroom with built in wardrobe and dual aspect windows to front and bay window to side elevation.

Bedroom 3 - 19' x 17'11" (5.8m x 5.46m)

Large double bedroom with built in wardrobe, window to side elevation and bay window to rear elevation enjoying superb elevated views over Bude and to the coastline.

Bedroom 4 - 15'2" x 14'11" (4.62m x 4.55m)

Double bedroom with built in wardrobe and windows to rear elevation.

Bedroom 5 - 16'9" x 13'10" (5.1m x 4.22m)

Double bedroom with window to front elevation.

Bedroom 6 - 14'11" x 7'9" (4.55m x 2.36m)

Double bedroom with window to rear elevation.

Bedroom 8 - 10'3" x 6'9" (3.12m x 2.06m)

Window to front elevation.

Bathroom - 7'11" x 5'5" (2.41m x 1.65m)

Panel bath with window to front elevation.

WC - 4'10" x 2'10" (1.47m x 0.86m)

Low flush WC with window to front elevation.

Bathroom - 10'2" x 5'5" (3.1m x 1.65m)

Panel bath, wc, pedestal wash hand basin and window to front elevation.

First Floor Landing - Loft access.

Property Description

Shower Room - 7'6" x 6'2" (2.29m x 1.88m)

Enclosed shower cubicle, wc, pedestal wash hand basin, heated towel rail. Window to side elevation.

Bedroom 7 - 13'10" x 8'7" (4.22m x 2.62m)

Double bedroom with window to side elevation.

Bedroom 9 - 11'11" x 7'9" (3.63m x 2.36m)

Window to side elevation.

Outside - Accessed via a large entrance driveway that provides a spectacular sweeping entrance to the residence and an extensive off road parking area with entry to the garage and store rooms adjoining. The drive continues through the generous plot leading to a range of outbuildings which include a large steel framed former workshop, stone outbuildings, greenhouse, polytunnel, block built store and a steel framed agricultural barn with concrete base and power/light connected. An extensive lawn section is positioned at the front elevation of Paize with a range of mature shrubs, hedges and trees. At the rear of the residence is an extensive patio area providing an ideal spot for al fresco dining with adjoining lawn area benefitting from the superb elevated views over Bude and to the coastline beyond. Pedestrian gate leads to a private tucked away garden section with ornamental pond and continues to another further lawn section backing onto a stream. A bridge leads across to a woodland area with a range of mature trees creating a secluded area bordering the stream.

Services - Mains electric and water. Private drainage.

Agents Note


The sale of lot 1 will be subject to an overage clause of 25% for a period of 20 years, applicable to the adjoining fields on the Poughill side triggered upon Grant of Consent. This will ensure that any uplift in value arising from future development is shared. The current Farm Business Tenancy (FBT) includes part of Paize's garden, which is being used by the tenant and should be acknowledged by prospective purchasers. We have been advised that the FBT also grants the farmer a right of way over the main driveway leading past Paize to access adjoining tenanted land. This agreement remains in place until 2034. Boundaries dividing Lot 1 & 2 will not be able to be fenced until the FBT has ceased. Lot 2 being marketed separately comprises of 5.93 acres of land with the same FBT in situ until 1st May 2034 and will be subject to an overage clause of 50% for 20 years triggered upon Grant of Consent. Further details can be requested from the appointed agent.

Easements – Lot 2 will benefit from Easements over Lot 1 for the purposes of services, including laying pipework and headwalls for surface water disposal into the watercourse located on Lot 1.

Council Tax – Band G

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	31
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

being advertised as sale agreed.

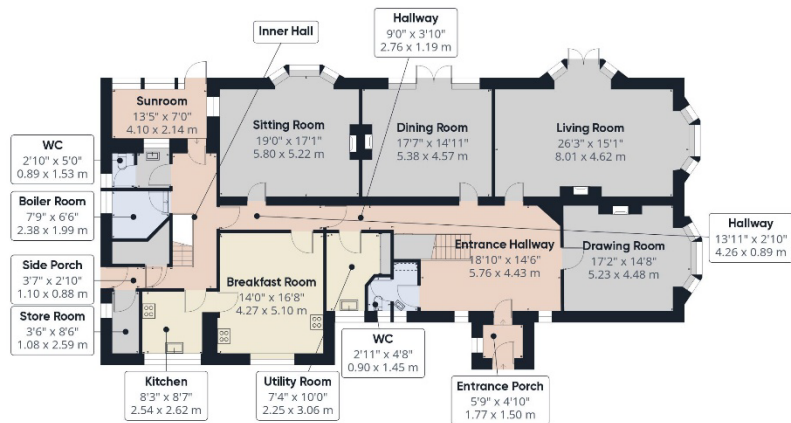
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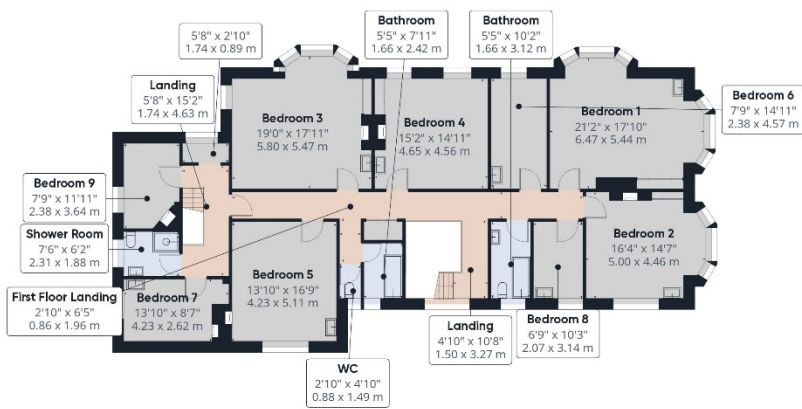
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Floor 0 Building 1



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Approximate total area⁹
4702.98 ft²
436.92 m²

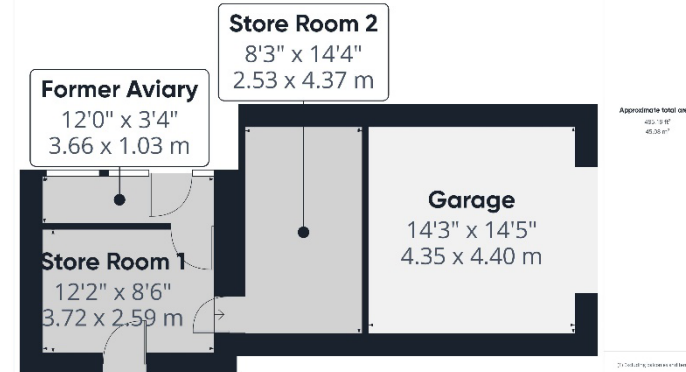
Reduced headroom
3.27 ft²
0.3 m²

(1) Excluding balconies and terraces

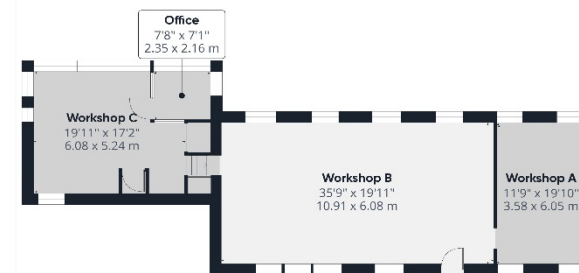
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

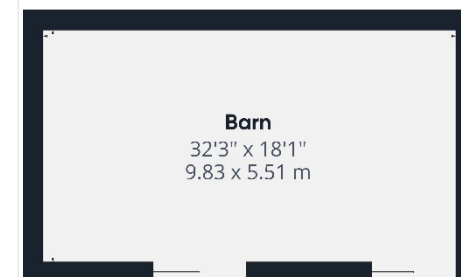
GIRAFFE360



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Directions

From Bude town centre proceed through the town and out towards Poughill along Golf House Road, passing through Flexbury with the Church on the right hand side and into Poughill Road. Continue along Poughill Road for approximately half a mile whereupon the entrance lane for Paize will be found on the right hand side just before reaching The White House.

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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.

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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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

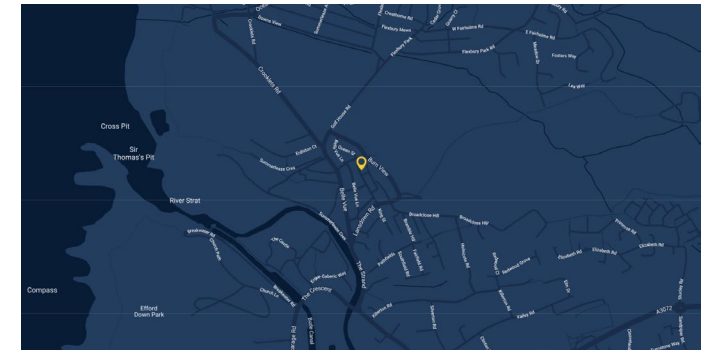
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for a free conveyancing quote and mortgage advice.



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