



Dairy Cottage
Stone Hill
Poughill
Bude
Cornwall
EX23 9HH

Asking Price: £190,000
Freehold



Changing Lifestyles

01288 355 066
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Dairy Cottage, Stone Hill, Poughill, Bude, Cornwall, EX23 9HH



- 2 BEDROOM
- 12 MONTH RESTRICTION
- COURTYARD
- USE OF PARK FACILITIES INCLUDING AN INDOOR HEATED SWIMMING POOL
- GAMES ROOM
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE TO A LOCAL PUB
- ALLOCATED PARKING SPACE WITH EV CHARGER



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An opportunity to acquire this 2 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 heated swimming pool, games room and communal grounds as well as a spacious private courtyard. EPC E.

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/Dining/Living Room - 15'7" x 19'3" (4.75m x 5.87m)

A light and airy room comprises a range of base mounted units with work surfaces over incorporating a composite 1 & 1/2 sink/drain unit with modern mixer tap over. Built in cooker with 4 ring electric hob and extractor hood over. Plumbing and recess for dishwasher. Space for under counter fridge and freezer. Ample space for living room suite and dining table and chairs. Velux windows. Windows to the front elevation.

Bedroom 1 - 15'8" x 9'9" (4.78m x 2.97m)

Double bedroom with windows to front and side elevation.

Bedroom 2 - 8'8" x 5'10" (2.64m x 1.78m)

Window to rear elevation.

Bathroom - 8'8" x 5' (2.64m x 1.52m)

A fitted suite comprising an enclosed panel bath with electric 'Mira' shower over, pedestal hand wash basin and low level WC. Heated towel rail. Frosted window to rear elevation.

Outside - Paved patio area to the front of the property providing an ideal spot for alfresco dining. Allocated parking space with EV charger.

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 children's play area.

Services - Service charge for 2024 is currently £278.22 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.

Mobile Coverage		Broadband	
EE	●	Basic	11 Mbps
Vodafone	●	Superfast	47 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Bond Oxenborough 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.

