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The property professionals



OVIS, Woodford, Bude, Cornwall, EX23 9JL

Guide Price £1,150,000

- Period Farmhouse with 17th century origins and eco- credentials
- 9 Acres of gardens, grounds and paddocks with views
- 5 bedrooms, 4 bathrooms, 3 reception rooms, utility
- Shippon, store, boiler room, stable/ barn
- A rare coastal gem not to be missed!

Nestled within 9 acres of serene coastal landscape, Ovis exudes timeless charm with its origins dating back to the 17th century. Set in a secluded haven, this private coastal gem offers unparalleled tranquillity while being conveniently located near the rugged National Trust coast path, the scenic Coombe Valley, and the inviting Duckpool beach.

Sensitively restored, Ovis boasts modern comforts intertwined with historic allure. Energy efficiency takes centre stage with Solar PV Panels, solar thermal panels, a wood pellet boiler and oil boiler ensuring sustainability without compromise.

Inside the property offers versatile accommodation totalling 5 bedrooms, 4 bathrooms, kitchen, utility, sitting room, conservatory and a large lounge. There is also the adjoining shippon, boiler room and store, along with many useful outbuildings, barn and car port.

Occupying 9 acres in total, with the upper paddock boasting some 30 miles of coastal views down towards Trevoze Head in the distance.





DIRECTIONS

From the centre of Bude proceed up through town via Belle Vue passing down through Golf Course Road. Continue on this road heading up through the village of Poughill, until you pass the village and reach the crossroads at the top of the hill. Turn left signposted Stibb and again continue along this road for approximately 2½ miles until you reach the T-junction, turning left signposted Coombe Valley. Stay on this road passing Duckpool on the left and the entrance to Ovis will be located a short distance up the hill on the right hand side, wooden five bar gate and gravel drive. If you reach GCHQ you have driven too far up the road.

ENTRANCE HALL

Entering via a UPVC front door with obscure double glazed window. Exposed original stonework and slate flooring. Three original pine doors lead to the following rooms:-

LOUNGE/DINER

37' 2" x 15' 10 (max)" (11.33m x 4.83m) A bright and spacious dual aspect reception room with UPVC double glazed sash window to the front elevation, double glazed window and sliding doors to the side enjoying views over the gardens and countryside. Contemporary freestanding wood burner with feature slate back, further painted stone fireplace with wooden mantle with a log burner, two radiators and engineered oak flooring.

FAMILY BATHROOM

Wooden panel enclosed bath with mains fed shower over and glass shower screen, wash hand basin, WC and slate tiled flooring.

KITCHEN

16' 9" x 15' 5" (5.11m x 4.7m) A bespoke handmade kitchen comprising of a range of matching solid oak wall and base units with solid oak work surface and matching upstand,

matching central island with seating for two, undermounted Belfast sink, and space and plumbing for dishwasher, Mercury 1200 duel fuel range cooker with extractor and stainless splashback, Liebherr fridge/freezer/wine cooler. There is also a large fireplace with original bread oven and oil fuelled burner.

CONSERVATORY

11' 3" x 10' 5" (3.43m x 3.18m) UPVC double glazed windows and matching french doors offering views over the gardens and valley. Two roof lights and electric under floor heating.

SIDE HALL

Door from the kitchen has steps down into the side hall, original flagstone floor, further door to outside, stairs ascending to bedroom 5, and a further door leads into:-

SITTING ROOM

10' 10" x 15' 0" (3.3m x 4.57m) UPVC double glazed sash window to the front elevation, feature beam to ceiling, wooden flooring and tile hearth with wood burner.

UTILITY ROOM

8' 3" x 13' 7" (2.51m x 4.14m) UPVC double glazed window to the rear elevation. Fitted with a range of matching wooden handmade wall and base units with wooden work surface, in cut drainer and matching upstand, undermounted Belfast sink, space and plumbing for washing matching, space for tumble dryer and tiled flooring.

FIRST FLOOR LANDING

A split level landing, loft hatch access with pull down ladder and doors serve the following rooms:-

BEDROOM ONE

14' 9" x 16' 0" (4.5m x 4.88m) A spacious principal bedroom with UPVC double glazed window to the side elevation and UPVC double glazed French doors opening out offering stunning views across the gardens and surrounding countryside. Radiator. Door to:-

'JACK AND JILL' BATHROOM

8' 10" x 11' 11" (2.69m x 3.63m) Panel enclosed bath with telephone mixer tap, separate double shower enclosure with mains fed shower, pedestal wash hand basin, WC and wall mounted heated towel rail.

Predominantly used as the en-suite to the main bedroom, but also has a further door onto the landing for general use when required.

BEDROOM TWO

13' 9" x 7' 4" (4.19m x 2.24m) A bright and spacious double bedroom with a UPVC double glazed sash window with views towards Trevoise Head and radiator. Door to:-

ENSUITE

Shower enclosure, wash hand basin and WC.

BEDROOM THREE

11' 6" x 7' 9" (3.51m x 2.36m) A double bedroom with UPVC double glazed sash window to the front elevation and radiator.

BEDROOM FOUR

16' 2" x 11' 7" (4.93m x 3.53m) A dual aspect double bedroom with UPVC double glazed sash windows. Radiator.

BEDROOM FIVE

16' 2" x 14' 2" (4.93m x 4.32m) Accessed via the side hall is this dual aspect double bedroom with UPVC double glazed sash windows offering a pleasant outlook. Radiator.

ENSUITE

Shower enclosure, wash hand basin and WC.

GARDENS & GROUNDS

Ovis is approached via a 400m long private driveway with paddocks to either side. The two paddocks are ideal for those with equine interests and the upper field boasts the most exceptional views down the coast towards Trevoise Head.

As you arrive at the property a gravel turning area provides off road parking and also leads to the triple car port. There is then a further small enclosure of land which was formerly used as a pig pen, an orchard, and a vegetable garden with large poly tunnel. Informal gardens surround the house, which are mostly laid to lawn with feature pond, patio area and cobbled walkways.

All of the above is circa 9 acres in total.

SHIPPON

12' 11" x 20' 5" (3.94m x 6.22m) A fantastic ancillary building with wood burner and could be used for a multitude of purposes such as studio, office, annex or similar.

FURTHER OUTBUILDINGS:-

BOILER ROOM

12' 11" x 14' 1" (3.94m x 4.29m)





OPEN STORAGE AREA

11' 8" x 14' 1" (3.56m x 4.29m)

STORAGE BUILDING

10' 1" x 18' 11" (3.07m x 5.77m)

BARN

11' 9" x 35' 5" (3.58m x 10.8m)

LOG STORE

15' 7" x 12' 11" (4.75m x 3.94m)

CAR PORT

18' 6" x 27' 7" (5.64m x 8.41m) Three bay oak frame open fronted car port.

POLYTUNNEL

42' 0" x 20' 0" (12.8m x 6.1m)

SERVICES

Ovis has a combination of both mains and private services along with many eco-credentials such as:

Private water supply and private drainage, but also a mains water supply. Mains



electricity coupled with solar PV providing a positive feed in tariff.

Solar thermal panels aid the hot water. Central heating is provided by a choice wood pellet boiler or traditional oil central heating boiler.

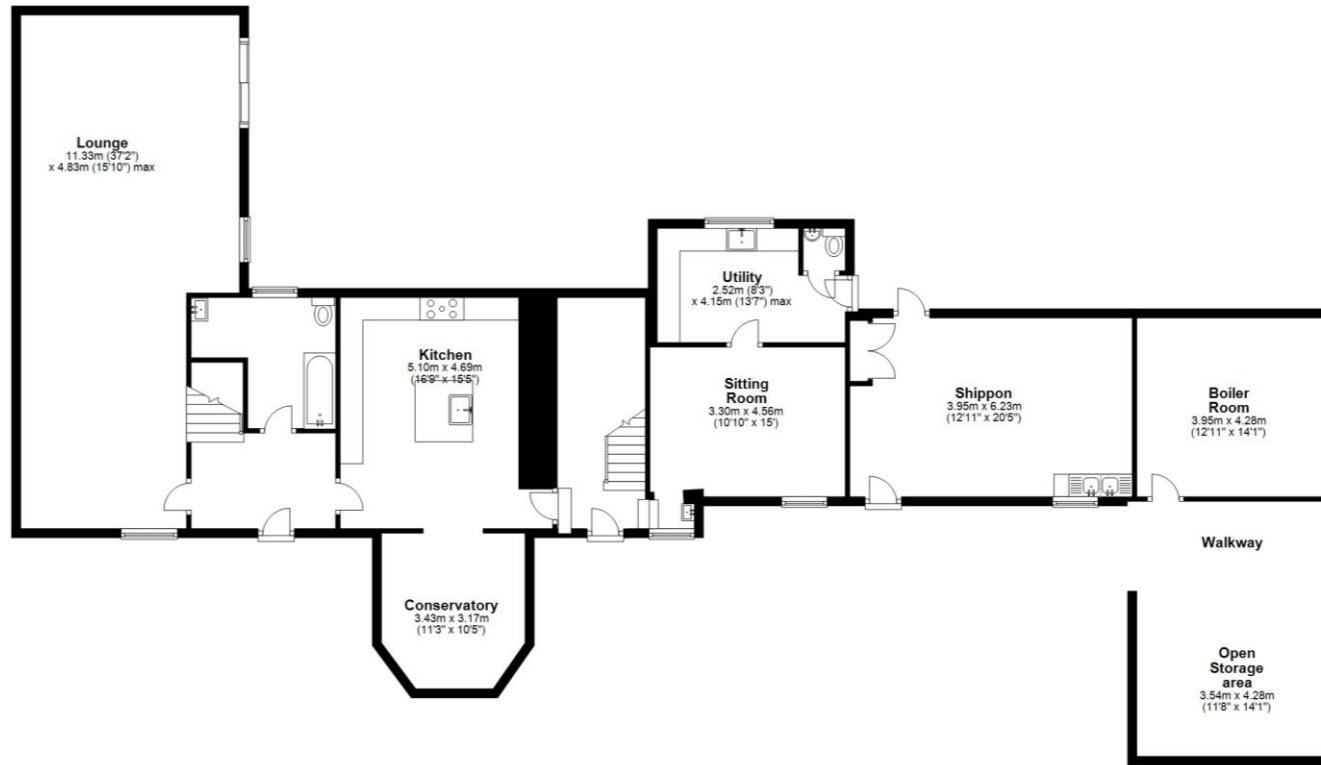
COUNCIL TAX

Band E

TENURE

Freehold

Ground Floor
Approx. 204.3 sq. metres (2199.1 sq. feet)



First Floor
Approx. 119.8 sq. metres (1289.9 sq. feet)



Total area: approx. 324.1 sq. metres (3488.9 sq. feet)
Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.



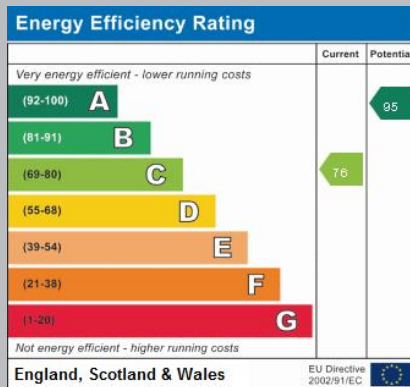




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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