





1 ORCHARD RISE

Poughill, Bude, Cornwall, EX23 9ER

Price £975,000

- Contemporary detached new build home
- 4/5 Bedrooms, three en-suite, family bathroom
- Open plan kitchen family room, separate sitting room, utility/ plant room
- High specification, PV solar, battery and EV charging
- Completion Summer 2024

Welcome to Orchard Rise, an exceptional development nestled in the heart of the picturesque Cornish village of Poughill. Just a stone's throw away from the rugged North Cornish Coast and the vibrant town of Bude, Orchard Rise offers the perfect blend of tranquillity and convenience. No.1 Orchard Rise sets the standard with its seamless fusion of traditional charm and contemporary design, offering 256m² of accommodation to include the garage.

Crafted to perfection, this state-of-the-art home is constructed using cutting-edge techniques, including Insulated Concrete Former (ICF) walls and A-rated aluminium double glazing. Clad in locally sourced Cornish stone slips and architectural timber cladding, No.1 Orchard Rise epitomizes luxury and sustainability.

Taking sustainability a step further, the property also takes full advantage of a 5KW solar PV system with battery storage, EV charger, and an extensive electrical pack. This ensures that your new home is not only efficient but also future-proofed against evolving energy needs.

Internally the property offers an entrance hall with oak and glass feature staircase, living room with sliding doors, large open plan triple aspect kitchen dining family room with sliding doors, contemporary handleless kitchen with quartz worktops, island and breakfast bar with integrated Neff appliances and Quooker boiling hot water tap. Ground floor bedroom five with ensuite shower, utility/plant room and cloakroom. On the first floor there are four spacious double bedrooms, two ensuite bath/shower rooms and a separate family bathroom.

Outside there is a block paved driveway, double garage, extensive split-level entertaining terrace area to rear with Millboard composite decking and steps down to a lawned garden and a woodland garden beyond that is stream bordered.





DIRECTIONS

From the centre of Bude proceed up Belle Vue and down into Golf House Road. Follow the road out of Bude towards Poughill. Continue through the village passing the Church on the left, and then you will see the entrance to the development on the left just after 'Pudners Cottage'.

SPECIFICATION

Technical Specification:

Grant Air Source Heat Pump and pressurised hot water cylinder.

Underfloor heating to ground and first floor with individual thermostatic control, and remote Heatmiser control with wi-fi access

Myenergi Libbi 5K Solar PV with 10KW battery storage

Aiko 445W Type N All Black Panels

Myenergi Zappi EV charger

LED lighting throughout

Extensive lighting and wiring pack with CAT 6 data cabling to all key rooms

Data network and Ubiquiti wifi extenders throughout

Zender MVHR system throughout

Interior:

Skimmed and painted walls and ceilings.

Painted skirting boards and architrave.

Oak veneer internal doors with stainless steel ironmongery

Bespoke oak staircase with glass gallery and balustrade

Tiled Flooring to downstairs hall, WC, utility and kitchen family room.

Carpets to bedrooms & Lounge

Fully carpeted 1st floor with tiled bathrooms & en suites

Bathrooms:

Contemporary white sanitary ware by Roca with vanity storage under basins.

Crosswater Taps and fitments with Rainwater showers.

Heated Chrome towel rails.

Tiled floors and part wall tiling.

Mirrors with demister pads.

Kitchen:

Contemporary soft close handleless kitchens with quartz worktops, island and breakfast bar.

Neff Appliances to include: Single Oven, Microwave grill, Warming drawer, induction hob with built in extraction, dishwasher and the all essential wine cooler.

Sink and drainer with Quooker boiling hot water tap.

Garage:

Insulated sectional garage door.

Power and Light

ENTRANCE HALL

CLOAKROOM

7' 2" x 4' 1" (2.18m x 1.24m)

LIVING ROOM

16' 7" x 15' 10" (5.05m x 4.83m)

OPEN PLAN KITCHEN LIVING DINING ROOM

KITCHEN AREA

19' 8" x 17' 7" (5.99m x 5.36m)

DINING/FAMILY AREA

14' 10" x 13' 1" (4.52m x 3.99m)

BEDROOM FIVE

11' 8" x 10' 5" (3.56m x 3.18m)

ENSUITE

7' 8" x 5' 9" (2.34m x 1.75m)

UTILITY/PLANT ROOM

14' 2" x 11' 1" (4.32m x 3.38m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 10' 10" (4.6m x 3.3m)

ENSUITE

11' 5" x 8' 8" (3.48m x 2.64m)

BEDROOM TWO

11' 5" x 10' 7" (3.48m x 3.23m)

ENSUITE

7' 9" x 5' 2" (2.36m x 1.57m)

BEDROOM THREE

10' 10" x 10' 9" (3.3m x 3.28m)

BEDROOM FOUR

12' 7" x 8' 1" (3.84m x 2.46m)

BATHROOM

10' 10" x 6' 7" (3.3m x 2.01m)

DOUBLE GARAGE

19' 10" x 18' 3" (6.05m x 5.56m)

OUTSIDE

Block Paved Driveway and gravel paths to side. Natural Cornish stone hedge banks and fencing to boundaries.

Extensive split-level entertaining terrace area to rear with Millboard composite decking and steps down to a lawned garden.

COUNCIL TAX

Band TBC

SERVICES

Mains electricity, water and drainage. 5K Solar PV with 10KW battery storage and air source heat pump central heating.

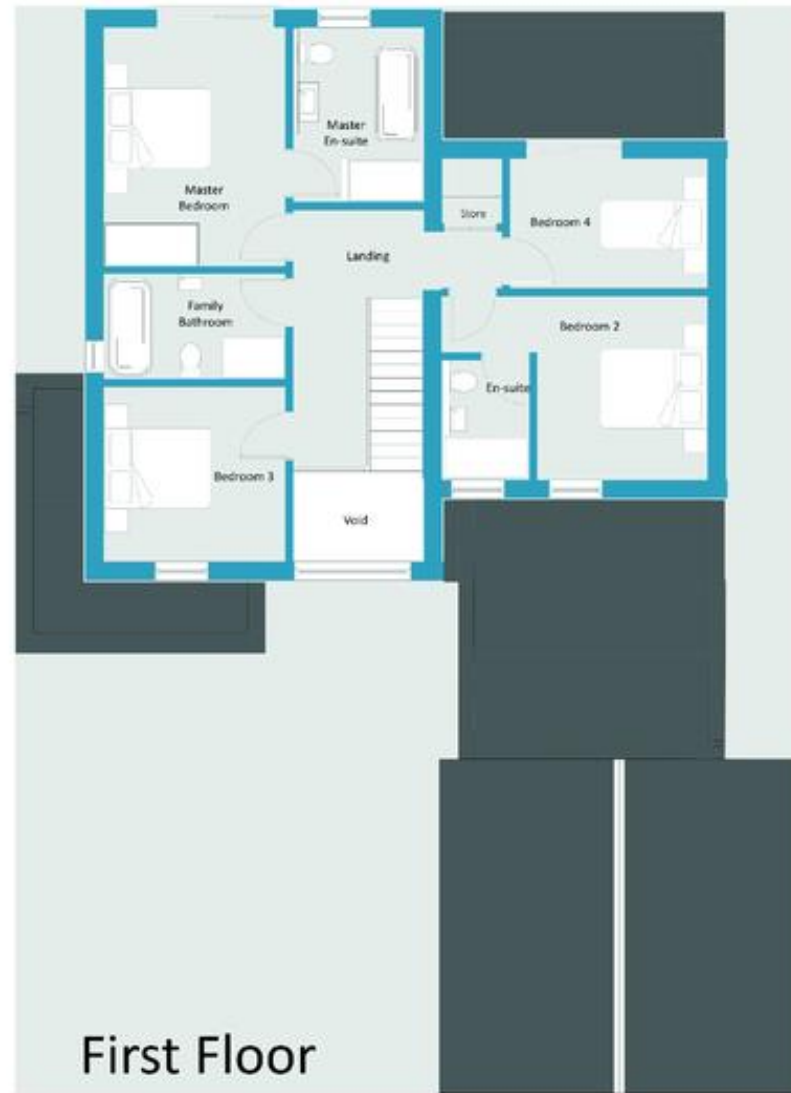
TENURE

Freehold





Ground Floor



First Floor





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EPC to follow

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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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