





## LIMELIGHT PLOT,

Poughill, Bude, Cornwall, EX23 9EL

Guide Price £600,000

- Detailed planning approval for an exceptional 'wow house'
- Unique c. 0.75 acre private plot nestled in a highly sought after location
- Close to the North Cornish coastal town of Bude, beaches and amenities
- Approved plans for c.357 sqM 5-bedroom home over three floors
- Arguably the best plot Colwills have represented or seen!

Welcome to Limelight, a rare gem nestled in the heart of the North Cornish village of Poughill. Represented by Colwills Estate Agents, this extraordinary building plot benefits from detailed planning consent, and offers a unique opportunity to craft one of the most exclusive contemporary homes in the area.

Designed in collaboration with award-winning architects, The Bazeley Partnership, Limelight is a testament to modern luxury and timeless elegance. The approved scheme seamlessly combines contemporary architecture with a blend of modern and traditional materials, including proposed Cornish stone, charred timbers, and a striking copper roof.

Situated within a large, mature and level plot in the conservation area, Limelight exudes tranquility and charm. Its glazed elevations open out to a series of covered terraces and balconies, inviting residents to bask in the serene surroundings.





### LOCATION/ THE PLOT

Limelight is a substantial plot that is formed in the lower, southern grounds of the host property 'Reeds'. Reeds, a large Edwardian mansion, was once owned by Sir Goldsworthy Gurney who was a renowned inventor known for his invention of 'Limelight', the use of which led to the still commonly used expression, 'in the Limelight'.

The plot is stream bordered on one side and the rest is mature existing hedge boundaries. There will be an initial shared, sweeping gravel driveway with the host property, then a new driveway and defining hedge is to be formed by the purchaser down the eastern boundary of Reeds.

To the south and west side of Limelight are agricultural fields, and to the East and North are the domestic gardens of both Reeds and Wychwood Lodge, both of which are homes of distinction in their own right.

### LIMELIGHT SUMMARY

Welcome to Limelight, a rare gem nestled in the heart of the North Cornish village of Poughill. Represented by Colwills Estate Agents, this extraordinary building plot benefits from detailed planning consent, and offers a unique opportunity to craft one of the most exclusive contemporary homes in the area of circa 357 sq M internal floor space.

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Step inside, and you'll discover a home of unparalleled sophistication. The proposed accommodation is nothing short of exceptional, boasting a part-vaulted entrance hall, open-plan living spaces, formal and informal reception rooms, media room, study, and more.

Ascend to the first floor, where an impressive Principal suite awaits, complete with an en-suite bathroom, dressing area, and a large private terrace offering breathtaking views. Three additional bedrooms, one with an en-suite, and a spacious family bathroom provide ample space for family and guests.

But perhaps the most enticing feature of Limelight is its versatility. Ascend the stairs to the "lookout," a versatile space that can serve as a guest bedroom with an en-suite or be transformed into a remarkable home office or studio for those seeking the ultimate work-from-home experience.

Limelight isn't just an opportunity-it's a lifestyle. Don't miss your chance to make this exceptional property your own and create memories that will last a lifetime. Contact Colwills Estate Agents today to seize this extraordinary opportunity.

### PLANNING PERMISSION

Conditional Planning Permission was granted by Cornwall County Council on 26th September 2023 by decision no: PA23/04825 Construction of dwelling and associated access drive, landscaping and infrastructure.

There is a CIL Liability of £39,853.77 on this approval, but we're advised that an application for exemption can be made if this is a self-build resulting in the property being your main residence. Please seek independent clarification of this via a planning expert or similar

### DIRECTIONS

From the centre of Bude, proceed up Belle Vue and then descend towards Flexbury via Golf House Road. Remain on this road all the way up Poughill Hill until reaching the village of Poughill. Drive through the traffic calming areas and then take the first turning on the left towards Northcott. As you go down the hill passing the entrance to Burgess Close and take the next left turn sign posted Reeds and Wychwood Lodge. Follow the private drive around to the right and you'll arrive at Reeds, where we will escort you to the plot. Viewing is strictly by appointment only due to the private and secluded nature of its location.

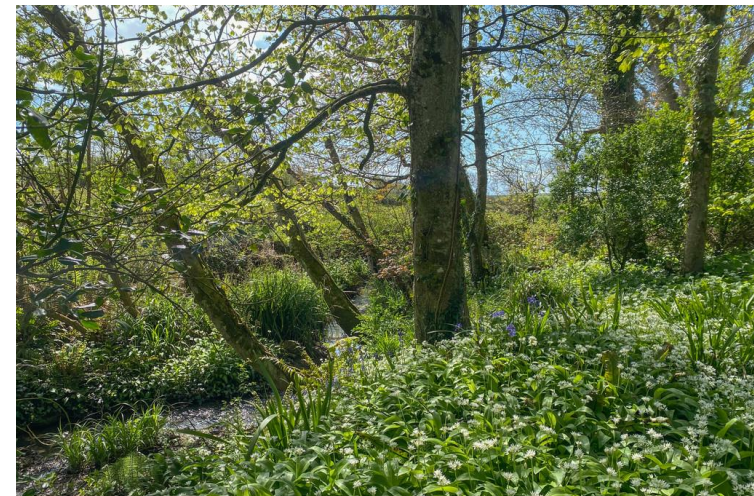
<b>SCHEDULE OF ROOMS</b>	<b>357 TOTAL INTERNAL FLOOR AREA</b>
RECEPTION HALL	21sqm
KITCHEN/BREAKFAST DINING ROOM	32sqm
LARDER CUPBOARD	3.9sqm
LAUNDRY/ BOOT ROOM	16sqm
CLOAKROOM	2.8sqm
POWDER ROOM	3.4sqm
SHOWER ROOM	3sqm
STUDY	11sqm
FAMILY ROOM	29sqm
SITTING ROOM	24.5sqm
FIRST FLOOR OPEN LANDING	10sqm
PRINCIPAL BEDROOM	16sqm
DRESSING ROOM	12sqm
ENSUITE BATHROOM	11sqm
BEDROOM TWO AND DRESSING AREA	18.5sqm

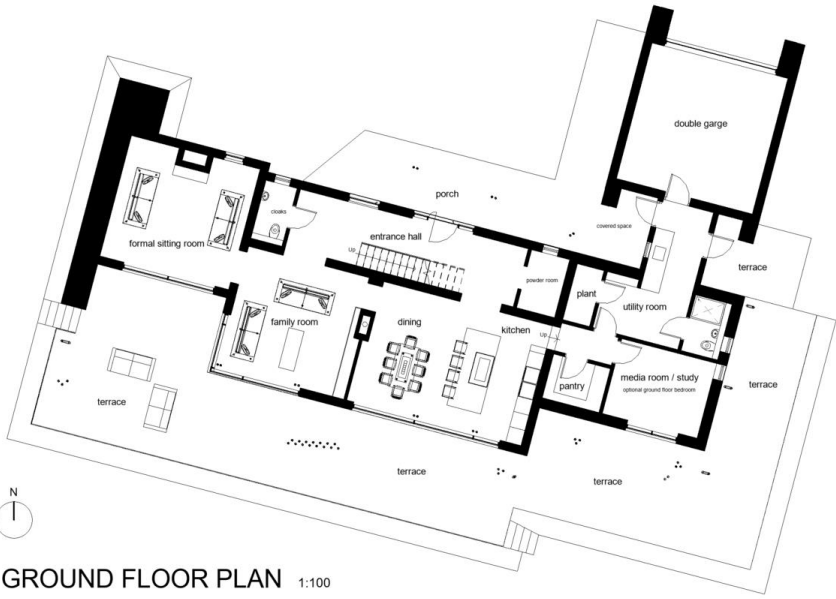
ENSUITE	7sqm
BEDROOM THREE	15sqm
ENSUITE	2.5sqm
BEDROOM FOUR	13.7sqm
<b>SECOND FLOOR</b>	
BEDROOM 5	18sqm
DRESSING ROOM AND ENSUITE	12sqm
<b>BALCONIES AND COVERED TERRACE</b>	
Partially covered garden terrace	135sqm
First floor outside terrace	61sqm
Balcony to bedroom 2 and 3	9.5sqm
<b>GARDENS AND APPROACH DRIVE</b>	Circa 0.75 acre plot (Approx).
<b>GARAGE AND PARKING</b>	29sqm

**SERVICES-** We are advised that Water, drainage and electric are located in Northcott Mouth Road- buyer should make their own investigations to confirm this.

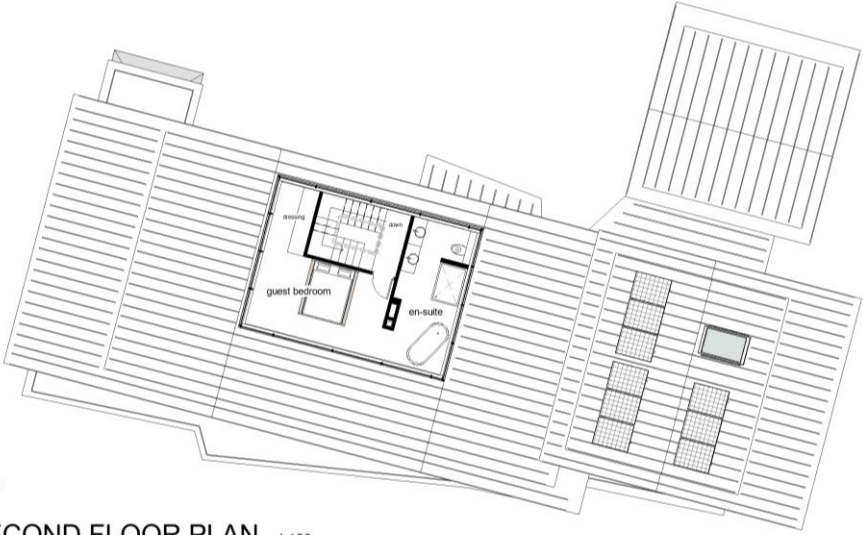
**TENURE-** Freehold

**COVENANTS-** Only one dwelling is to be permitted on the site. Any revised dwelling must be approved by the seller. Ridge height is not to exceed the currently approved plans. The seller reserves the rights to add further covenants at point of sale/ conveyancing, but with no intentions of being obstructive, and only in the interest of protecting the host dwelling.

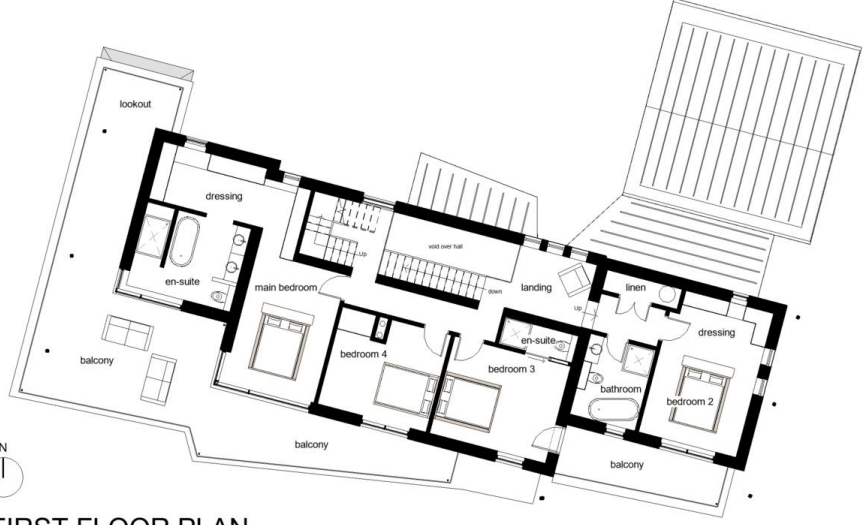




GROUND FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100





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**DISCLAIMER:** Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



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