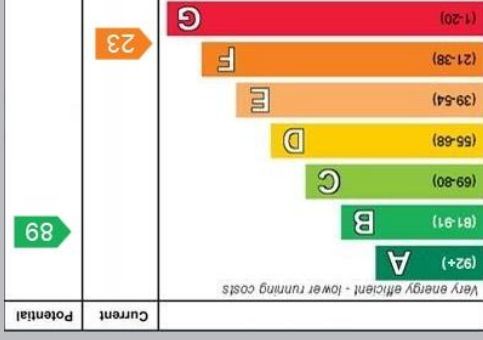


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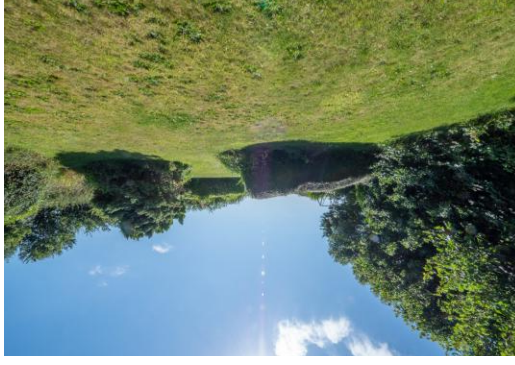


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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Hillcrest,
 Stibb, Bude, Cornwall, EX23 9HL

Price £550,000

- Half acre plot with amazing development potential
- Sea and countryside views. Unique and rare opportunity
- First time on the open market
- Accommodation comprises: Living room, dining room, kitchen and three bedrooms
- No onward chain

The property professionals

Hillcrest ,

Stibb, Bude, Cornwall, EX23 9HL

Price £550,000

Hillcrest is a spacious, detached bungalow which sits on a 0.5 acre plot, offering sea views and is located on Tiscott Hill, less than one mile from the picturesque village of Poughill, enjoying coastal and countryside views.

The bungalow itself is a charming period property that has served as an amazing family home for some 70 years, and with that is a mature and impressive garden. The property is in need of updating and modernisation, and it is also a strong possibility that the bungalow could be redeveloped completely into a new build home of high calibre design, or even multiple dwellings.

The accommodation offers an entrance hall, living room, dining room, kitchen, three bedrooms and a bathroom. Outside there are two garages, off road parking and generous gardens laid to lawn, with green house and outbuilding.

ENTRANCE HALL

Entering the property via a UPVC double glazed door with side window to the front elevation, in to the inner hall with doors serving the following rooms.

LIVING ROOM

16' 00" x 11' 03" (4.88m x 3.43m) Double glazed window to the front elevation, overlooking the garden. Feature fireplace, picture rail and deep skirting boards.

DINING ROOM

10' 02" x 12' 11" (3.1m x 3.94m) A solid fuel Rayburn recessed in the fire place, with cupboard housing the hot water cylinder to one side. sliding door to pantry and window to the side elevation.

KITCHEN

Dual aspect kitchen with windows to the side and rear. Fitted with a matching range of wood effect wall and base units with contrasting black work surface over, door leading to the rear garden.

BEDROOM ONE

18' 11 (Max) " x 9' 09 (Max)" (5.77m x 2.97m) UPVC double glazed window to the front elevation, with views of the garden. Built in wardrobe.

BEDROOM TWO

13' 04" x 11' 10" (4.06m x 3.61m) UPVC double glazed window to the front elevation, enjoying views of the garden, countryside and coastline beyond.

BEDROOM THREE

10' 06" x 10' 00" (3.2m x 3.05m) UPVC double glazed window to the front elevation.

BATHROOM

6' 10" x 5' 11" (2.08m x 1.8m) Fitted with a panel enclosed bath with mains fed shower over, pedestal wash hand basin and WC. Tiles to the floor and walls and obscured double glazed window to the rear elevation.

GARAGE

16' 00" x 10' 05" (4.88m x 3.18m) Up and over electric door, light and power connected, and window to the rear.

GARAGE

16' 00" x 8' 05" (4.88m x 2.57m) Up and over door with pedestrian door to the rear garden.

GARDEN

The generous gardens and grounds enjoy outstanding coast and country views, with Trevoze head visible some 30 plus miles away! The plot extends to nearly half an acre of mature gardens, trees and plants. There is off road parking for 3-4 vehicles, and a former chicken shed.

SERVICES

Mains water, mains electricity, private drainage via a septic tank.

TENURE

Freehold

COUNCIL TAX

Band D

**FREE
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&
LETTINGS**
MARKET APPRAISAL

Award winning



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 to the village of Poughill, until you pass through the village and reach the crossroads at the top of the hill. Turn left signposted Stibb and again continue along this road for approximately 0.75 miles, as you start to ascend the hill the property will be found on the left hand side.

