





6 BAY TREE ORCHARD,

Poughill, Bude, Cornwall, EX23 9EL

Price £625,000

- Individually designed, contemporary detached house
- Situated in the peaceful village of Poughill and only a short walk to Bude
- Open plan kitchen/living/dining room with contemporary wood burner
- Three double bedrooms, one with an ensuite and well appointed bathroom
- Bricked paved off-road parking and gardens with large composite decked seating area

An individually designed and contemporary detached house finished in natural stone and part cedaral boarding, situated in the peaceful village of Poughill, which offers a great village pub, lovely picturesque walks and only a short distance to Budes town centre and beaches.

The property is finished to an extremely high standard with a slate roof, aluminium double glazed windows, Lindab galvanised guttering, underfloor heating throughout the ground floor, air source heat pump, solar thermal panel which makes this a very low maintenance and energy efficient home.

Internally the property offers an entrance hall with glass and oak balustrade staircase, WC, large open plan kitchen/living/dining/family room with contemporary wood burner, granite worksurfaces to the kitchen with integrated appliances and utility. On the first floor there are three double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside, there is bricked paved off-road parking and large composite decking to the rear and an area of lawn to the side with laurel hedge.

Exceptional family home or a high profile holiday home/investment property!





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 there will be a tarmac driveway on the left hand side which leads into Bay Tree Orchard and the property is the first property on the right hand side.

ENTRANCE HALL

19' 65" x 7' 9" (7.44m x 2.36m) Entering via an obscure glazed contemporary door with large obscure aluminium double glazed window to the side. Oak and glass staircase ascending to the first floor, double doors to a useful storage cupboard housing the consumer unit and under floor heating manifolds, understairs storage, engineered oak wood flooring and door to:-

WC

7' 1" x 2' 6" (2.16m x 0.76m) Obscure aluminium double glazed window to the front elevation, modern vanity unit with inset basin, toilet bowl with soft close lid and seat with concealed cistern and engineered oak wood flooring.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

29' 8" x 14' 7" (9.04m x 4.44m) An impressive open plan triple aspect multi zone room with a set of aluminium double glazed bifold doors to the rear and side elevations opening out to the composite decked seating area, further aluminium double glazed french doors and windows offering views over the garden. Contemporary wood burner which sits on a glass hearth, high level television point and socket and engineered oak wood flooring with underfloor heating.

The kitchen is finished with a range of matching contemporary navy wall and base units with solid granite work surface over with matching upstands and a under mounted one half bowl stainless steel sink. Matching breakfast bar with feature walnut panel and three feature copper lights over. Integrated Neff appliances comprise electric oven, microwave/oven combi, electric hob with extractor over, fridge/freezer and dishwasher.

UTILITY ROOM

7' 10" x 7' 3" (2.39m x 2.21m) Aluminium double glazed window to the front elevation and aluminium obscure double glazed door to the side, fitted base unit with work surface over with matching upstand and inset circular stainless steel sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer and engineered oak wood flooring.

FIRST FLOOR

Feature aluminium double glazed picture window overlooking an old orchard, cupboard housing pressurised hot water cylinder and solar thermal controls. Doors serve the following rooms:-

BEDROOM ONE

15' 2" x 10' 1" (4.62m x 3.07m) A spacious double bedroom with an aluminium double glazed window to the rear elevation, high level television point and socket and radiator. Obscure glass sliding pocket door to:-

ENSUITE

7' 2" x 6' 10" (2.18m x 2.08m) A well appointed ensuite shower room with an obscure aluminium double glazed window to the front elevation, attractive ceramic fully tiled walls and flooring. Double shower enclosure with soak head shower and separate hand attachment, vanity unit with basin with touch sensitive mirror, push

button low flush WC and a dual fuel chrome heated towel rail.

BEDROOM TWO

12' 10" x 9' 10" (3.91m x 3m) A spacious double bedroom with aluminium double glazed window to the rear elevation, high level television point and socket and radiator.

BEDROOM THREE

12' 11" x 9' 0" (3.94m x 2.74m) A spacious double bedroom with a aluminium double glazed window to the rear elevation and radiator.

BATHROOM

9' 7" x 5' 9" (2.92m x 1.75m) A well appointed main bathroom with an obscure aluminium double glazed window to the side elevation, attractive ceramic fully tiled walls and flooring, panel enclosed bath, corner shower enclosure with soak head shower and separate hand attachment, vanity unit with touch sensitive mirror, push button low flush WC and chrome dual fuel electric heated rail.

OUTSIDE

Granite kerbed edged brick paved driveway with further gravel area, with a low stone wall with feature planting and a brick paved path leads to the front door. To the rear of the property there is a large composite decked area with outside lighting and socket. Gravel path leads to the side garden which is laid to lawn with laurel hedging.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Air source heat pump for the heating. Solar thermal panels.

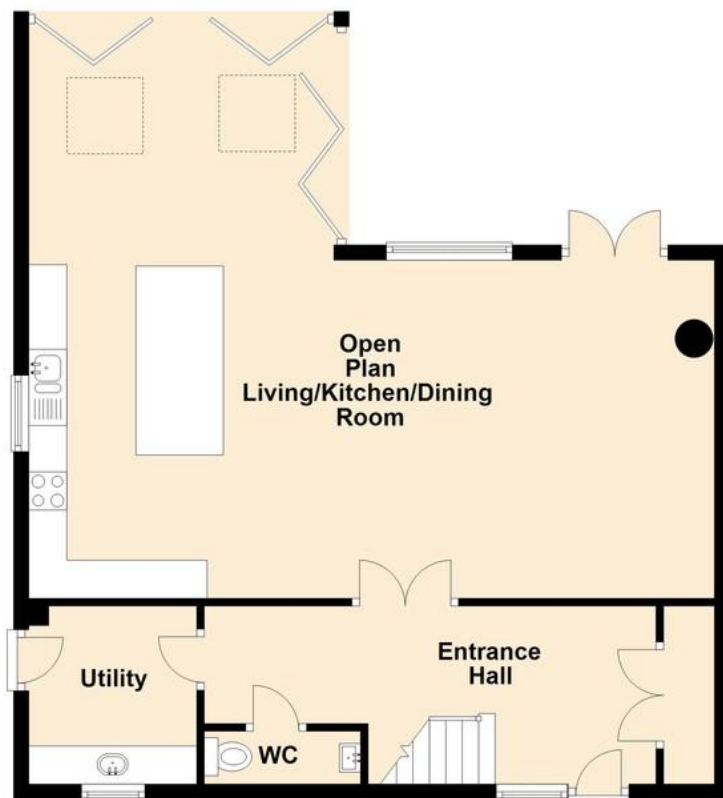
TENURE

Freehold



Ground Floor

Approx. 74.3 sq. metres (799.6 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 136.3 sq. metres (1466.8 sq. feet)

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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