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Directions

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn right and continue along this road for approximately four miles. Shortly after you have entered the village of Poundstock there is a turning on the right-hand side for Poundstock Church. Take this turning and just after the church on the right-hand side there is a gravel drive - head down the drive and the property will be located a short distance along on the right-hand side.

Atlantic View,

Poundstock, Bude, EX23 0AU

Price £435,000

A modern detached and well appointed family home with a one bed annex, set in the beautiful North Cornish countryside, on the edge of the popular village of Poundstock and enjoying countryside views. The well presented accommodation benefits from double glazing throughout and briefly comprises: entrance porch, dual aspect living room, kitchen/dining room with granite work surfaces and integrated appliances, utility room, cloakroom, three first floor bedrooms and a modern family bathroom.

The attached annex offers a ground floor double bedroom with doors opening to the rear garden and patio area, a well appointed kitchen and shower room. On the first floor there is a living room with stunning views over the surrounding countryside and coastline beyond.

Outside, there is a small area of lawn to the front of the property with space for garden shed, whilst to the rear is a covered patio seating area being accessed via the living room, a garden laid to lawn and gravelled off-road pa

**ENTRANCE HALL**  
**5' 3" x 4' 8" (1.6m x 1.42m)** Entering the property via a UPVC door with covered entrance porch. Stairs ascend to the first floor and doors serve the following rooms.

**LIVING ROOM**  
**17' 9" x 12 (Max)' (5.41m x 3.66m)** A bright and airy dual aspect living room with UPVC double glazed window to the front elevation and double doors opening to the covered rear patio area.

**KITCHEN/DINER**  
**17' 5" x 11' 9 (Reducing to 8'6)" (5.31m x 3.58m)** A dual aspect room with UPVC double glazed windows to the front and rear elevations, fitted kitchen with matching high gloss white wall and base units with contrasting black work surface over, inset stainless steel sink and side drainer, Integrated electric double oven and microwave.

Inset spot lights and contemporary grey flooring.

**UTILITY ROOM**  
**7' 2 " x 5' 6" (2.18m x 1.68m)** High gloss white wall and base units with worksurface over, space and plumbing for washing machine and tumble dryer. Wall mounted Worcestershire combi boiler.

**WC**  
**6' 4" x 3' 2" (1.93m x 0.97m)** Obscured UPVC double glazed window to the rear elevation. Pedestal low flush WC and wash hand basin.

**LANDING**  
UPVC double glazed window to the rear elevation, loft hatch access and doors serve the following rooms.

**BEDROOM 1**  
**12' 2" x 7' (3.71m x 2.13m)** A double bedroom with UPVC double glazed window to the front elevation. Wall mounted radiator.

**BEDROOM 2**  
**10' 2" x 9' 2" (3.1m x 2.79m)** Another double bedroom with UPVC double glazed window to the front elevation. Wall mounted radiator.

**BEDROOM 3**  
**10' 3" x 9 ' (3.12m x 2.74m)** Twin bedroom with UPVC double glazed window to the rear elevation, overlooking the garden and countryside beyond.

**BATHROOM**  
**8' 2" x 5' 7" (2.49m x 1.7m)** Fitted with a P shaped bath with mains fed shower over and curved glass screen and chrome riser, attractive high gloss with tiles. Pedestal wash basin with tiled splash back, low flush WC, vinyl flooring a Velux Window to the rear elevation.

ANNEX

**ANNEX KITCHEN**  
**13' 11 (reducing to 5'05)" x 8' 10 (reducing to 5'08)" (4.24m x 2.69m)** Fitted with a shaker style kitchen with brushed steel handles, wood effect worksurface over with matching upstand, inset one and a half bowl sink with side drainer, inset electric oven and hob with extractor over. Space and plumbing for washing machine, and UPVC double glazed window to the side.

**SHOWER ROOM**  
**7' x 3' 3" (2.13m x 0.99m)** Ground floor shower room, double shower enclosure with bifold door, electric shower with chrome riser and soak head shower. Wash hand basin with vanity unit and low flush WC.

**ANNEX BEDROOM**  
**10' 6" x 8' 10" (3.2m x 2.69m)** A light and spacious ground floor double bedroom with built in storage and UPVC double doors opening to the rear garden.

**ANNEX LIVING ROOM**  
**15' 1" x 9' 4" (4.6m x 2.84m)** A triple aspect living room with windows to front and side eleva tion and double doors open on to the roof terrace.

**ROOF TERRACE**  
Enjoying stunning views of the surrounding countryside and South Westerly sea views.

**OUTSIDE AND GARDENS**  
The front garden is mostly laid to lawn with mature hedge rows and raised beds, space for the oil tank and garden shed. A paved footpath leads around the property to rear the garden and covered seating patio area.

The rear garden is laid to lawn with extensive off road parking and mature hedge rows.

**TENURE**  
Freehold

**COUNCIL TAX**  
Band C

**SERVICES**  
Mains electricity, Mains water and drainage, Oil central heating.