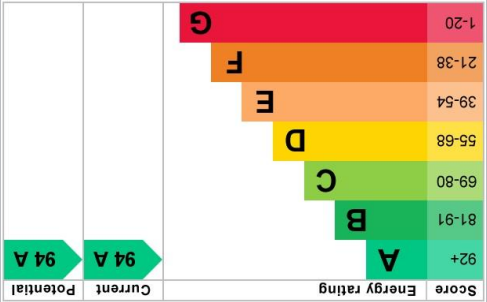




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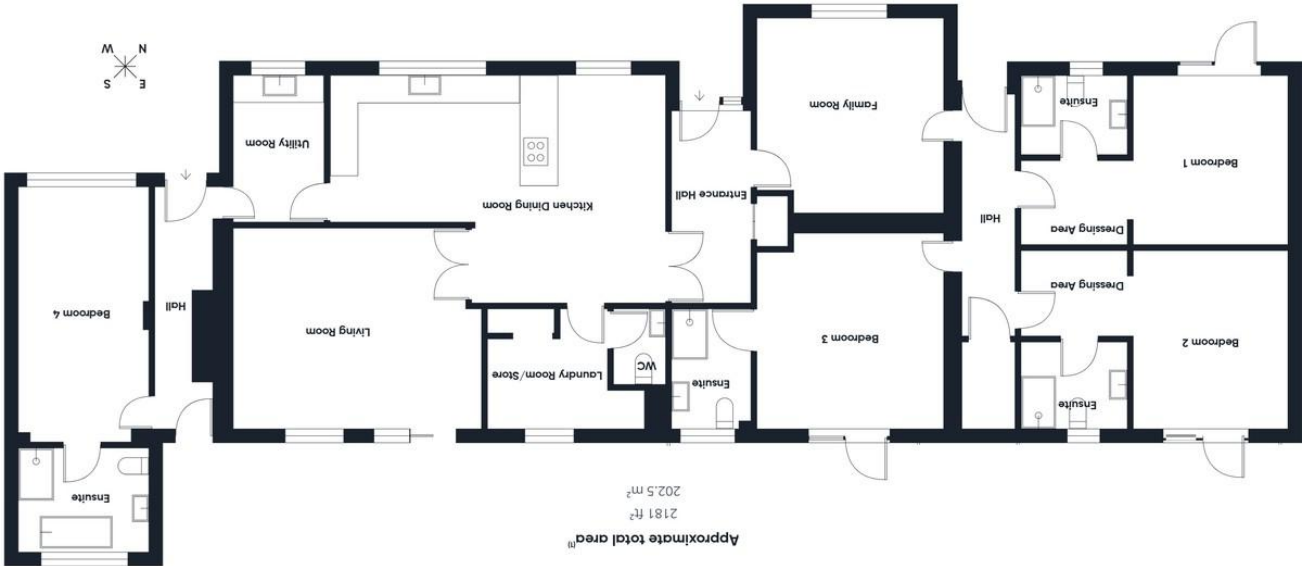
BRITISH  
PROPERTY  
AWARDS  
MULTIPLE  
\*\*\*\*\*  
GOLD WINNER  
ESTATE AGENT  
IN BUDE



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 94 A    | 94 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide  
an appointment to view before embarking on any journey to see a property.  
sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make  
advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the  
in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the  
and displaying, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected,  
THE PROPERTY MISDESCRIPTIONS ACT 1991. Whilst we as agents endeavour to ensure the accuracy of property details produced



# Toppesfield House, Treskinnick Cross Poundstock, Bude, Cornwall, EX23 0DT

- Spacious and highly adaptable detached bungalow
- Located within Poundstock, close to Bude and local beaches
- Living room, family room, large kitchen/dining room, utility
- Four generous ensuite double bedrooms
- Extensive off road parking, generous grounds and garden room/home office







## Directions

From Bude head south on the A39 towards Camelford. After approximately 5 miles, upon entering Poundstock take the second left at Treskinnick Cross and then immediately left again towards the Rebel Cinema and the property will be located on the right hand side.



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# Toppesfield House, Treskinnick Cross

Poundstock, Bude, Cornwall, EX23 0DT

£570,000

Toppesfield House is an impressively spacious and highly adaptable detached bungalow, set within a semi-rural location just moments from Cornwall's stunning coastline. With easy access to popular surfing beaches such as Widemouth Bay and the coastal town of Bude with its plentiful amenities including: schools, shops, public houses, restaurants and leisure facilities.

The property offers an entrance hall, living room with doors leading out to a covered decked seating area, family room, large kitchen dining room, utility, laundry room and cloakroom. The layout is cleverly arranged into two wings. The left wing hosts three substantial double bedrooms, each with its own ensuite, two of which also benefit from dressing areas. The right wing offers a further spacious double bedroom with an ensuite bathroom, creating a perfect degree of separation.

Outside there is extensive off road parking, generous gardens to the front side and rear and also a detached garden room/ home office.

This versatile arrangement presents an outstanding opportunity for those seeking income generating potential. The separate bedroom wing, together with the multiple ensuite facilities, lends itself particularly well to guest accommodation, boutique bed and breakfast use (subject to any necessary consents), multi-generational living, or holiday letting opportunities, allowing owners to capitalise on the area's strong tourism market and proximity to Cornwall's renowned coastline.

**ENTRANCE HALL** Entering via a composite opaque double glazed door with matching side panel to the entrance hall. Coved ceiling, radiator and Karndean flooring. Oak doors serve the following rooms:-

**LIVING ROOM 17' 11" x 14' 8" (5.46m x 4.47m)** A spacious reception room with a UPVC double glazed window and matching sliding doors overlooking leading out to the covered decked seating area. Inset contemporary electric fire with slate surround, high level double socket and television point, two radiators and Karndean flooring.

**FAMILY ROOM 13' 9" x 12' 8" (4.19m x 3.86m)** UPVC double glazed window to the front elevation overlooking the landscape gardens. Coved ceiling, storage cupboard with media shelf, radiator and Karndean flooring.

**KITCHEN/DINING ROOM 24' 2" x 16' 8 max' 10' 8 min" (7.37m x 5.13m)** Twin UPVC double glazed windows to the front elevation overlooking the front gardens and driveway. Inset lighting, three feature heat lamps, two radiators and Karndean flooring.

The kitchen is finished with a range of matching white high gloss wall and base units with contrasting grey corian work surface with matching upstand, windowsill and in cut drainer with twin undermounted sinks and Quooker boiling hot tap. Inset induction hob, integrated appliances comprise of electric double oven, combi microwave, fridge, dishwasher and wine cooler.

**LAUNDRY ROOM/STORE 8' 10" x 8' 9" (2.69m x 2.67m)** UPVC double glazed window to the rear elevation, coved ceiling, pressurised hot water cylinder, radiator and Karndean flooring. Door to:-

**CLOAKROOM 5' 8" x 3' 9" (1.73m x 1.14m)** Coved ceiling, aqua panelling to the walls, vanity unit with inset basin, push button low flush WC and Karndean flooring.

**UTILITY 1' 9" x 6' 9" (0.53m x 2.06m)** UPVC double glazed window to the front elevation, coved ceiling, base units with fitted work surface, inset stainless steel sink and drainer, space and plumbing for washing machine, radiator and Karndean flooring.

**SIDE HALL** Opaque double glazed composite door to the front elevation, cupboard housing the pressurised hot water cylinder, underfloor heating manifolds and solar panel controls. Sensor lighting, Karndean flooring with underfloor heating. Door to:-

**BEDROOM ONE 12' 5" x 11' 2" (3.78m x 3.4m)** UPVC double door and window to the front elevation leading out to the patio seating area and gravel gardens. High level double socket and television point, and Karndean flooring with underfloor heating.

**DRESSING AREA 8' 00" x 6' 1" (2.44m x 1.85m)** Inset lighting and Karndean flooring with underfloor heating. Door to:-

**ENSUITE 7' 9" x 5' 11" (2.36m x 1.8m)** UPVC opaque double glazed window to the front elevation with corian windowsill, sensor lighting, double shower enclosure with soak head shower with separate hand attachment, vanity unit with inset wash hand basin, push button low flush WC, dual fuel chrome wall mounted heated towel rail and Karndean flooring with underfloor heating.

**BEDROOM TWO 12' 6" x 11' 2" (3.81m x 3.4m)** UPVC double door and window to the rear elevation leading out to the covered decked seating area. High level double socket and television point and Karndean flooring with underfloor heating.

**DRESSING AREA 8' 00" x 6' 1" (2.44m x 1.85m)** Inset lighting and Karndean flooring with underfloor heating. Door to:-

**ENSUITE 7' 10" x 5' 11" (2.39m x 1.8m)** UPVC opaque double glazed window to the rear elevation with corian windowsill, sensor lighting, double shower enclosure with soak head shower with separate hand attachment, vanity unit with inset wash hand basin, push button low flush WC, dual fuel chrome wall mounted heated towel rail and Karndean flooring with underfloor heating.

**BEDROOM THREE 15' 5" x 13' 9" (4.7m x 4.19m)** UPVC double door and window to the rear elevation leading out to the covered decked seating area. High level double socket and television point, tower radiator and Karndean flooring with underfloor heating. Door to:-

**ENSUITE 8' 8" x 5' 10" (2.64m x 1.78m)** UPVC obscure double glazed window to the rear elevation, double shower enclosure with soak head shower with separate hand attachment, vanity unit with inset wash hand basin, push button low flush WC, dual fuel chrome wall mounted heated towel rail and Karndean flooring.



**BEDROOM FOUR 18' 4" x 9' 8" (5.59m x 2.95m)** Spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens and driveway. Inset lighting and Karndean flooring with underfloor heating. Door to:-

**ENSUITE 9' 6" x 7' 8" (2.9m x 2.34m)** UPVC double glazed window to the rear elevation with slate windowsill, inset lighting with sensor, freestanding double ended bath with central wall mounted tap, double shower enclosure with soak head shower and separate hand attachment, vanity unit within inset basin, push button low flush WC, chrome wall mounted electric heated towel rail and Karndean flooring with underfloor heating.

**OUTSIDE** The property is approached via a pair of wooden enclosed gates which open onto an extensive driveway with parking for numerous cars and an electric charge point. The front garden is laid mainly to lawn with established trees and shrubs. There is also feature fascia lighting. Path leads to the front courtyard garden with a large patio seating area and is laid to gravel for ease of maintenance with attractive planting. Path continues around to the back which is partly laid to lawn to the side and rear laid to gravel for ease of maintenance with coastal planting. Covered seating area with decking which can be accessed from Bedrooms two, three and the living room.

**SIDE STORE 26' 4" x 5' 1" (8.03m x 1.55m)** Wooden doors to the front and rear elevations, double glazed window to the side.

**CABIN 16' 4" x 16' 4" (5m x 5m)** UPVC double glazed windows and wooden door, fully insulated and electric heating. Separate shower room with shower enclosure with electric shower, pedestal wash hand basin and push button low flush WC.

**COUNCIL TAX** Band E

**SERVICES** Mains electricity, water. Heating via air source heat pump. Solar panels. Private drainage via septic tank.

**TENURE** Freehold

