





# HAYES,

Poughill, Bude, Cornwall, EX23 9EN

Price £585,000

- Attractive detached bungalow occupying a rare and highly sought-after edge-of-village position
- Conveniently close to the Town centre and nearby beaches
- Living room, dining room, conservatory, well appointed kitchen/breakfast room
- Four generous bedrooms, ensuite shower room, further shower room and separate bathroom
- Beautiful mature landscaped gardens, extensive off road parking and single garage/workshop

Hayes is an attractive detached bungalow occupying a rare and highly sought-after edge-of-village position, enjoying delightful rural views while remaining conveniently close to the Town centre and nearby beaches. Beautifully maintained and thoughtfully enhanced over the years, the property offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance porch and hall, a comfortable living room with an open fireplace, separate dining room with original wood flooring, a conservatory overlooking the garden and surrounding countryside and a well appointed kitchen/breakfast room with ash wood cupboards and granite work surfaces. There are also two generous ground floor bedrooms ensuite shower to the guest bedroom and separate shower room. Upstairs, the property benefits from two further double bedrooms together with an additional bathroom, providing flexible space ideal for family living or visiting guests.

Externally, the property is approached via a substantial driveway offering ample off-road parking for several vehicles and access to the garage. To the rear, the enclosed garden is laid mainly to lawn with a raised terrace seating area and enjoys a peaceful setting with attractive views across the adjoining farmland, creating a wonderful sense of privacy and tranquility.





## DIRECTIONS

From the centre of Bude proceed up Belle Vue and down into Golf House Road. Follow the road out of Bude towards Poughill and as you reach the village of Poughill 'Hayes' can be found on the right-hand side just before the village hall.

## PORCH

**7' 00" x 6' 00" (2.13m x 1.83m)** Entering via a UPVC double glazed sliding door to the entrance porch with UPVC double glazed windows to the side elevation and tiled flooring. Feature block displaying the original construction date of Hayes, adds both character and history. UPVC obscure double door with matching fixed side panels opening into:-

## ENTRANCE HALL

A spacious entrance hall with radiator and doors serve the following rooms :-

## LIVING ROOM

**14' 10" x 13' 9" (4.52m x 4.19m)** A charming reception room with a UPVC double glazed window to the rear elevation offering views across the landscaped gardens. Coved ceiling, two feature arch recesses with shelves, open fireplace with attractive brick fireplace surround with wooden mantle, slate tiled hearth, two radiators and original solid wood flooring.

## CONSERVATORY

**12' 8" x 9'11 max' 8'8 min" (3.86m x 2.95m)** UPVC double glazed windows to three elevations and matching door over looking the landscaped gardens, surrounding countryside and leading out to the terrace seating area. Radiator.

## DINING ROOM

**11' 11" x 9' 1" (3.63m x 2.77m)** UPVC double glazed window to the rear elevation offering views across the landscaped gardens and surrounding countryside. Coved ceiling, staircase ascending to the first floor, radiator and original solid wood flooring.

## KITCHEN/ BREAKFAST ROOM

**11' 9" x 11' 4" (3.58m x 3.45m)** A spacious and well appointed kitchen breakfast room with a UPVC double glazed window to the front elevation, UPVC double glazed door to the side. Inset lighting and cupboard housing the consumer unit and further cupboard housing the Worcester oil fired boiler.

The kitchen is finished with a range of matching bespoke ash wall and base units with fitted granite work surface with matching upstands, incut drainer with undermounted stainless steel sink and mixer tap. Integrated Neff appliances comprise of induction touch control hob with extractor hood, electric double oven and dishwasher. There is also an integrated CDA fridge freezer and space and plumbing for a washing machine.

## BEDROOM ONE

**12' 8 max" x 12' 00" (3.86m x 3.66m)** A bright and spacious principal double bedroom with UPVC double windows to the rear and side elevations offering pleasant views of the landscaped gardens and surrounding countryside. Coved ceiling, door to under stairs storage cupboard, fitted wardrobe and radiator.

## BEDROOM TWO

**12'10 max' 8'7 min" x 9'11 max' 3'7 min" (3.86m x 2.82m)** A double guest bedroom with UPVC double window to the side elevation landscaped gardens and surrounding countryside. Coved ceiling and radiator. Door to:-

## ENSUITE

**5' 10" x 5' 6" (1.78m x 1.68m)** Inset lighting, fully tiled walls, quadrant shower enclosure with mains fed shower, corner pedestal wash hand basin, corner push button low flush WC and wall mounted heated towel rail.

## GROUND FLOOR SHOWER ROOM

**6' 7" x 6' 00" (2.01m x 1.83m)** UPVC obscure double glazed window to the front elevation, inset lighting, fully tiled walls, quadrant shower enclosure with mains fed shower, vanity

unit with inset wash hand basin, push button low flush WC and wall mounted dual fuel heated towel rail.

### FIRST FLOOR

Radiator and Velux window to the rear elevation. Doors serve the following rooms:-

#### BEDROOM THREE

**13' 11" x 10' 2" (4.24m x 3.1m)** A bright and spacious double bedroom with a Velux window to the rear elevation, fitted wardrobe, radiator and doors to useful eaves storage.

#### BEDROOM FOUR

**12' 10" x 10' 9" (3.91m x 3.28m)** A bright and spacious double bedroom with a UPVC double glazed window to the side elevation offering views across the surrounding countryside and coastline. Radiator and door to eaves storage.

#### BATHROOM

**7' 00" x 5' 6" (2.13m x 1.68m)** Velux window to the rear elevation, fully tiled walls, panel enclosed bath with a mains fed shower, pedestal wash hand basin, WC, wall mounted heated towel rail and door to linen cupboard with slatted shelving and radiator.

#### GARAGE

**17' 1" x 9' 00" (5.21m x 2.74m)** Entering via twin wooden opening doors with a wooden pedestrian door to the side and UPVC double glazed window to the rear elevation. Light and power connected. Large loft space above.

#### OUTSIDE

To the front of the property, there is an extensive gravel driveway with an attractive Cornish dry stone wall to the front boundary with established attractive hedge. A small area of lawn to one side with attractive planting. Wooden gates to either side lead to the beautiful mature landscaped gardens with a raised terrace seating area being accessed from the conservatory. The garden is laid mainly to lawn with attractive gravel flower beds with

mature plants and shrubs, a pergola to one corner with Wisteria.

#### COUNCIL TAX

Band D

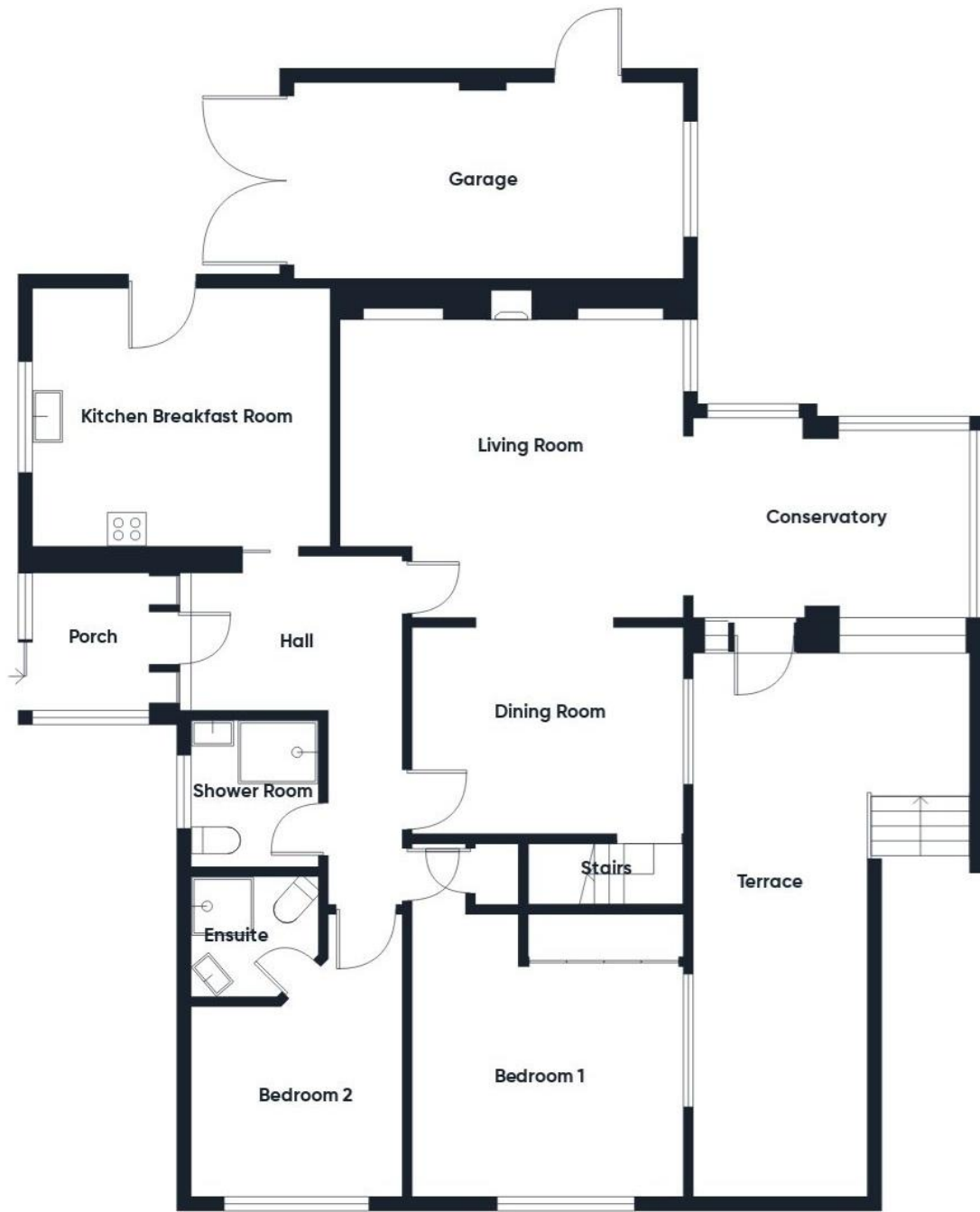
#### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

#### TENURE

Freehold





**Approximate total area<sup>(1)</sup>**

1605 ft<sup>2</sup>

149.2 m<sup>2</sup>

**Balconies and terraces**

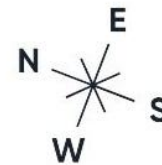
230 ft<sup>2</sup>

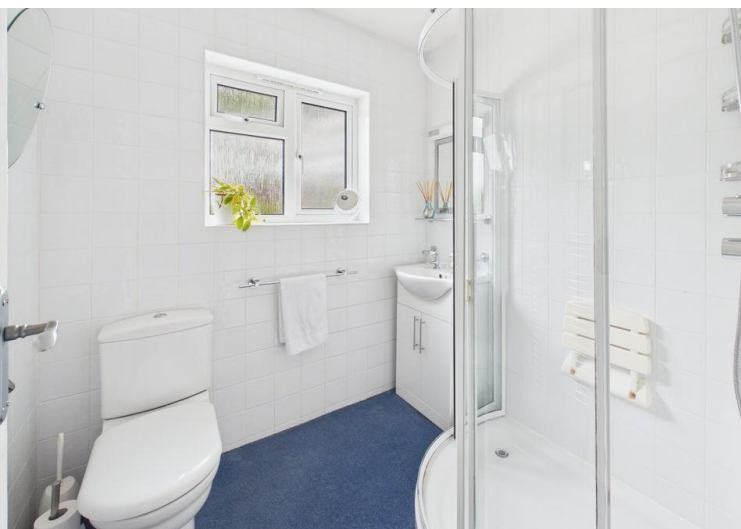
21.4 m<sup>2</sup>

**Reduced headroom**

60 ft<sup>2</sup>

5.6 m<sup>2</sup>





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		



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