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WEDGEWOOD, POUGHILL ROAD

Bude, Cornwall, EX23 8NZ

£599,950

- Charming 1930s detached family home
- Conveniently close to the Town centre and nearby beaches
- Living room, family room, dining room with wood burner, kitchen
- Three bedrooms and a modern shower room
- Large garage/workshop, parking and extensive mature gardens

Wedgewood is a charming 1930s detached family home occupying a generous plot along the highly sought after Poughill Road. Ideally positioned, the property enjoys convenient access to Bude's town centre, stunning sandy beaches and picturesque coastal walks.

The well presented property offers an entrance porch, inviting hall with beautiful striped oak wood flooring, two elegant reception rooms enjoy walk in bay windows, with one featuring a wood burner. Kitchen with arch leading through to the dining room with a woodburner, and French doors that lead out to a generous composite decked seating area with a pergola draped with a mature grape vine which seamlessly connects the home with the gardens. On the first floor there are three bedrooms and a shower room.

Outside there is a large garage/workshop, extensive off road parking and generous mature gardens with a productive vegetable patch and timber summerhouse.





DIRECTIONS

From the centre of Town proceed up Belle Vue and into Golf House road. As you proceed down towards Flexbury pass the church and continue around the corner into Poughill Road and as the road levels out the property will be located a short distance along on the left hand side.

PORCH 8' 10" x 2' 7" (2.69m x 0.79m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed windows to the side and rear elevation. Tiled flooring and composite obscure double glazed door opening into:-

ENTRANCE HALL 13' 7" x 8' 10" (4.14m x 2.69m) A charming wooden framed internal stained glass window adds character and period appeal, complemented by a picture rail and beautifully striped oak flooring. Staircase ascending to the first floor with useful understairs storage cupboard and radiator. Doors serve the following rooms:-

CLOAKROOM 5' 3" x 2' 9" (1.6m x 0.84m) Wooden framed sash window to the rear elevation, part tiled walls, wall mounted wash hand basin, WC and radiator.

LIVING ROOM 15'11 max' 12'11 min" x 12' 11" (4.88m x 3.94m) A spacious and charming reception room with walk in bay window to the front elevation with UPVC double glazed windows, picture rail, wooden and slate fireplace surround with matching hearth, inset wood burner and radiator.

FAMILY ROOM 16'00 max' 13'00 min" x 12' 11" (5.21m x 3.94m) A bright and spacious reception room with walk in bay window to the front elevation with UPVC double glazed windows and further UPVC double glazed window to the side. Picture rail, feature fireplace with wooden surround and tiled hearth, exposed wooden floorboards and radiator.

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m) UPVC double glazed window to the side elevation, fitted with a range of matching oak fronted wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Inset electric hob, integrated electric cooker, integrated slimline dishwasher and space for tumble dryer. Tiled flooring and radiator. Arch leading through to:-

DINING ROOM 16' 2" x 8' 9" (4.93m x 2.67m) A spacious dual aspect room with UPVC double glazed French doors to rear elevation overlooking the gardens and leading out onto the composite deck seating area, further UPVC double glazed window to side elevation and obscure composite door leading out to the courtyard. Slate hearth with matching surround, freestanding wood burner, tiled flooring with matching skirting tile.

FIRST FLOOR Wooden glazed sash style window to the rear elevation with the views over towards the gardens and surrounding countryside. Loft hatch access, picture rail and cupboard housing the Worcester gas fired combi boiler. Doors serve the following rooms:-

BEDROOM ONE 15'11 max' 12'10 min" x 13' 00" (4.88m x 3.96m) A bright and spacious principal double bedroom with walk in bay window to the front elevation with UPVC double glazed windows. Picture rail, feature fireplace and radiator.

BEDROOM TWO 16'00 max' 12'11 min" x 12' 9" (5.18m x 3.89m) A bright and spacious dual aspect double bedroom with walk in bay window to the front elevation with UPVC double glazed windows and further window to the side. Picture rail, feature fireplace and radiator.

BEDROOM THREE 9' 8" x 7' 8" (2.95m x 2.34m) UPVC double glazed window to the

side elevation, picture rail, fitted cupboard and radiator.

SHOWER ROOM 8' 9" x 5' 8" (2.67m x 1.73m) UPVC obscure double glazed windows to the side and rear elevations, inset lighting, large shower enclosure with fixed glass screen, mains fed soak head shower with separate hand attachment, vanity unit with inset basin with mixer tap, toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

GARAGE WORKSHOP 19' 1" x 18' 5" (5.82m x 5.61m) Up and over door with a UPVC double glazed window to the rear elevation, composite pedestrian double glazed doors to the front and side elevations. Light and power connected and useful overhead storage.

OUTSIDE The property is approached via an extensive gravel driveway providing ample off-road parking, bordered by established hedging to either side and complemented by attractive sleeper edged flower beds and a raised banked garden to the front.

A charming courtyard, accessed directly from the dining room, offers a private outdoor space with a pedestrian gate leading to the driveway and space for log store.

To the rear, a generous composite decked terrace creates the perfect setting for outdoor dining and entertaining. Featuring contemporary glass and stainless-steel balustrading, the deck is enhanced by a pergola draped with a mature grapevine, providing both character and seasonal interest. Steps lead down to an extensive paved patio and a timber summerhouse to one side measuring approximately 11'6" x 7'7".

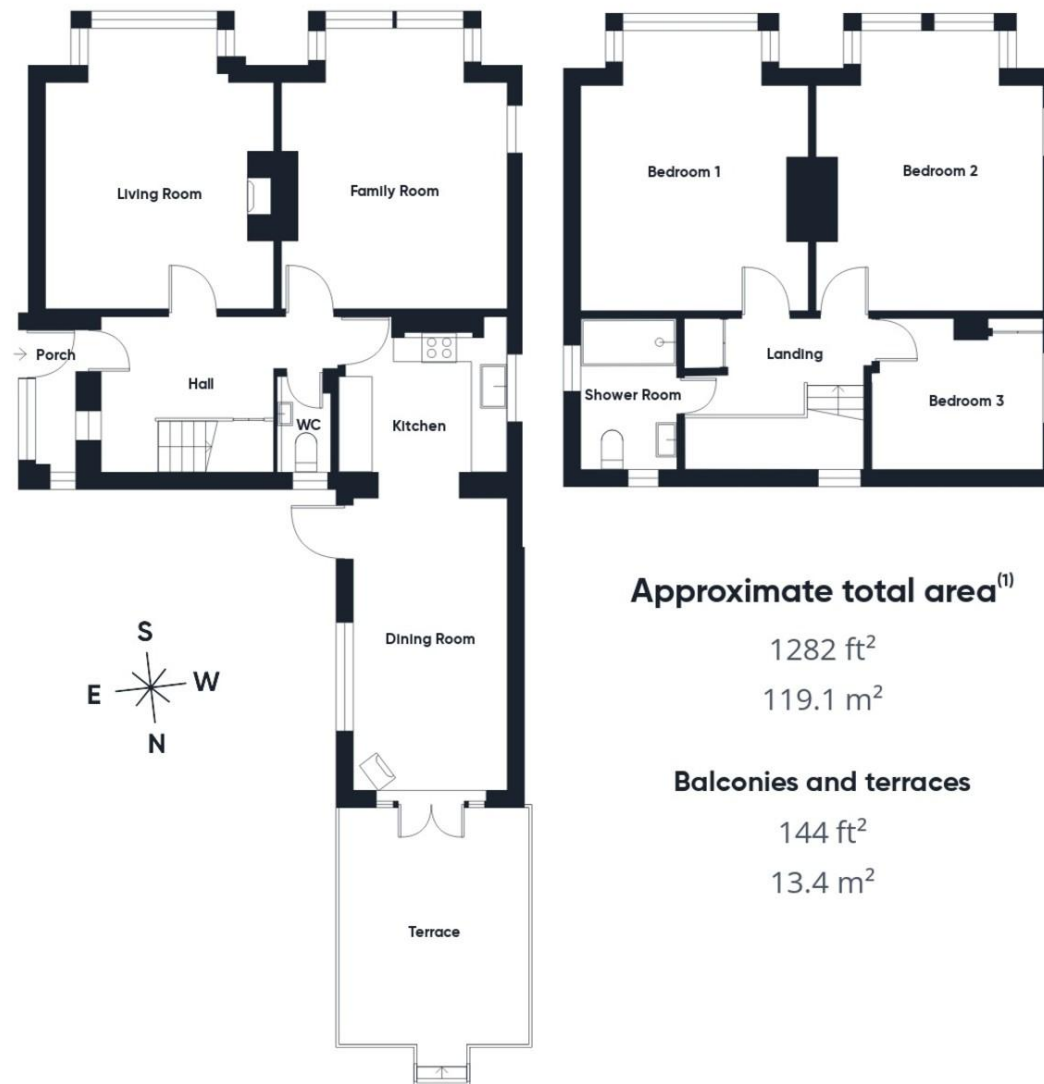
The beautifully maintained gardens are predominantly laid to lawn with an abundance of established shrubs, plants and mature trees. A productive vegetable garden sits to one side, complemented by a greenhouse and a useful storage shed, making this an ideal space for keen gardeners and those looking to enjoy a peaceful outdoor lifestyle.

COUNCIL TAX Band E

SERVICES All mains services are connected

TENURE Freehold





Approximate total area⁽¹⁾

1282 ft²

119.1 m²

Balconies and terraces

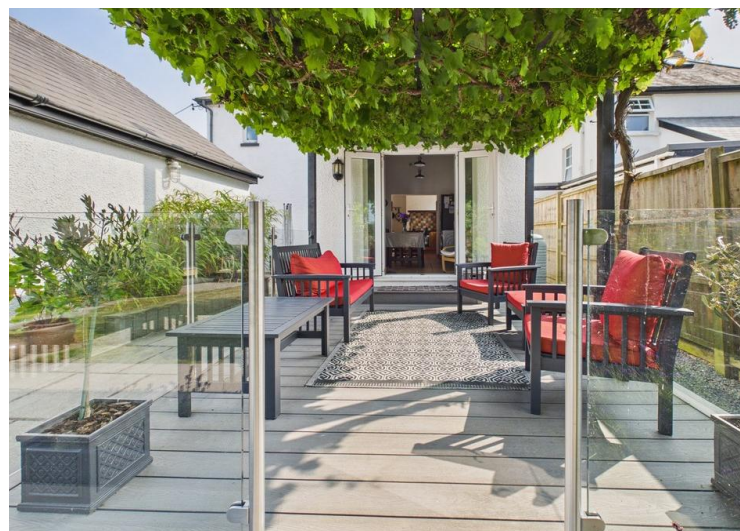
144 ft²

13.4 m²



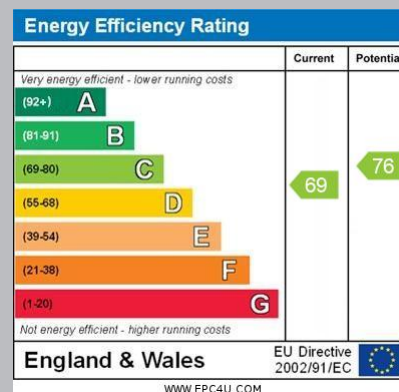
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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