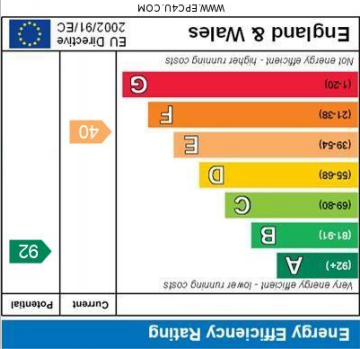




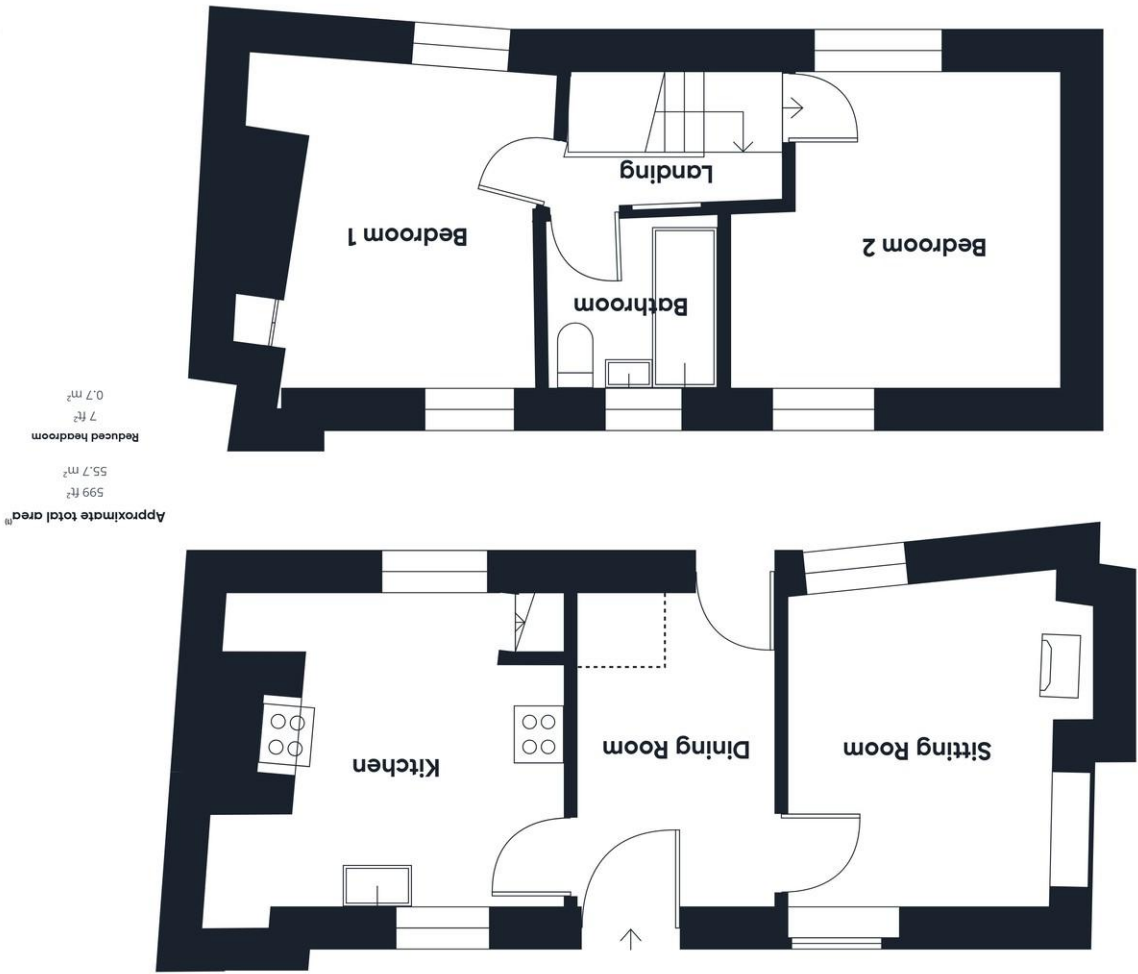
The Property Ombudsman
 www.colwills.co.uk
 E: bude@colwills.co.uk
 01288 355828
 Bude, Cornwall
 EX23 8BB
 32 Queen Street





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
 of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is
 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







COLWILLS

the property professionals



1 Church Street

Poughill, Bude, Cornwall, EX23 9EP

- Attractive period terrace cottage
- Nestled in the heart of the picturesque Cornish village of Poughill
- Sitting room with wood burner, dining room, kitchen with Rayburn
- Two charming double bedrooms and a family bathroom
- Ideal main residence or a low maintenance holiday home



£229,000



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 the turning into Church Street will be located on the right hand side just before the free car park. PARKING: We would suggest parking in the free car park.



COLWILLS
the property professionals

1 Church Street

Poughill, Bude, Cornwall, EX23 9EP

£229,000

1 Church Street is a charming period terraced cottage, nestled in the heart of the picturesque Cornish village of Poughill. The village offers a welcoming community atmosphere, including a popular village pub, and enjoys a peaceful setting just a short distance from the dramatic North Cornish coastline and the vibrant seaside town of Bude.

The characterful and well presented accommodation retains a wealth of period features and comprises; dual aspect sitting room with beams to the ceiling and wood burner, dining room, dual aspect kitchen with feature Rayburn, split level landing and two charming double bedrooms with attractive views towards St Olaf's Church.

Available with no onward chain this charming characterful cottage would make the ideal main residence or a low maintenance holiday home.

PORCH Covered wooden porch with a wooden framed glazed door to the:-

DINING ROOM 11' 00" x 6' 10" (3.35m x 2.08m) Wooden framed glazed stable style door to the rear elevation, part wood paneling to the lower wall, slate and part quarry tiled floor. Doors leading to:-

SITTING ROOM 11' 00" x 10' 00" (3.35m x 3.05m) A charming dual-aspect reception room with a wooden framed sash style window to the front and a further wooden framed window to the rear. The front window incorporates an attractive window seat, creating a delightful spot to relax. Character beams to the ceiling, feature fireplace with granite lintel and slate-tiled hearth housing a wood burner providing an inviting focal point, part wood panelling to the walls, and a recess with display shelving and television point.

KITCHEN 12' 2" x 11' 2" (3.71m x 3.4m) A bright and spacious dual aspect kitchen with wooden framed sash style window to the front elevation and wooden framed window to the rear. Characterful exposed ceiling beams, a traditional wooden fireplace surround with an inset Rayburn creates an attractive focal point. Wood panelling to the lower walls and slate flagstone flooring.

The kitchen is finished with a range of matching cream fronted wall and base units with contrasting worksurface with slate tiled upstand. Inset porcelain sink and drainer with mixer tap, insect electric hob with extractor canopy, integrated electric oven with space under the counter fridge and freezer.

FIRST FLOOR A split level landing with loft hatch access. Doors serve the following rooms:-

BEDROOM ONE 11' 9" x 8' 8" (3.58m x 2.64m) A bright and spacious dual aspect principal double bedroom with wooden framed sash style window to the front elevation and wooden framed window to the rear enjoying attractive views towards St Olaf's Church. Recess with hanging rail and airing cupboard with water cylinder and slated shelving. Wall mounted night storage heater.

BEDROOM TWO 11'4 max' 9'2 min" x 11' 2" (3.58m x 3.4m) A bright and spacious dual aspect double bedroom with wooden framed sash style window to the front elevation and wooden framed window to the rear enjoying attractive views towards St Olaf's Church. Wall mounted night storage heater.

BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m) Wooden framed sash style window to the front elevation, wooden panelling to three walls with one feature tiled wall, panel enclosed bath with telephone mixer tap, wall hung basin, high level cistern with pull flush and toilet bowl and a wall mounted electric towel rail heater.



COUNCIL TAX Band A

SERVICES Mains electricity, water and drainage.

TENURE Freehold

