



Meadow Rise

Poundstock, Bude, Cornwall, EX23 0DZ



Meadow Rise

Poundstock, Bude, Cornwall, EX23 0DZ

£575,000 Offers Over

LAST ONE REMAINING

Newly constructed superior 3 bedroom property with opportunity to personalise

Corner plot backing onto open farmland with sea views

Sought-after village location 5 minutes' drive from Widemouth Bay beach

3 miles from Boscastle and the coast path

Highly energy efficient new build property with 10 year build guarantee



Situation...

ONLY ONE REMAINING - Superior detached 3 bedroom (1 ensuite) property located in sought-after village. Built to the highest standard and complete with a 10 year build warranty provided by build zone.

Early buyers will have a choice of all fixtures and fittings throughout, including flooring, doors, skirting, architecture, tiles and kitchen. Optional extras for the buyers include: built-in wardrobes, feature panelling, built-in shelving units, built-in TV unit and built-in storage. Please note that depending on the options chosen there may be extra costs for the buyer

The completion of the property can be timed to suit a purchaser and boasts a fine sized plot with great countryside and distant sea views and will be constructed with underfloor heating throughout along with a state of the art air source heat pump with an A+++ rating to help keep your running costs as low as possible.

The property will comprise of a fully fitted kitchen and dining room with integrated double oven, dishwasher and fridge freezer whilst the adjoining living room will benefit from a floor to ceiling window with a stunning outlook across the garden and down to the coast.

Three spacious double bedrooms are set to the eastern wing of the property, the master featuring a large ensuite, bathroom and fitted wardrobes. A luxurious family bathroom with premium branded sanitaryware and free standing bath with shower overhead complete the internal accommodation.

Externally the property will be completed with anthracite grey windows, Siberian larch and stone cladding and the potential to incorporate solar panels dependant on the stage of the build (extra charge may apply). The double garage is another fantastic feature of the property and will be fitted with electric doors.

This pair of executive homes will be finished to the highest standard, it is rare to find new build properties with such generous plots with sea views and we would highly recommend viewing to fully appreciate the size of the site, quality of the build and the views on offer.



Location

Found on the edge of the popular village of Poundstock. Approximately five miles south of the coastal town of Bude off the A39 'Atlantic Highway' which provides excellent access North to the towns of Bideford and Barnstaple and South further on down into Bude itself offers an excellent range of shops and a wide range of leisure opportunities, which include leisure pool, all weather floodlit tennis courts and an 18 hole links golf course. There are also two popular sandy beaches with exhilarating surf and both primary and secondary schools. The picturesque coastal village of Widemouth Bay is approximately three miles away where you will find two public houses, local shop, scenic coastal walks and an excellent sandy beach popular with surfers.

Accommodation

EXTERNAL FEATURES

- Large Garden - seeded
- Double garage with electric doors
- Traditional Cornish hedging at the rear boundary
- Paved Pathways and patio areas (natural stone)
- Anthracite Grey uPVC double glazed windows
- Standing seam aluminium roof covering
- Rainwater pipes and gutters in low maintenance aluminium.
- Siberian Larch Cladding
- Tier Stone Cladding
- Outside lights to front door, rear doors and garage
- Solid front door in Anthracite Grey
- Outdoor sockets and tap
- Option of solar panels (depending on the stage of the build)
- Outdoor shower

INTERIOR FINISH

- Stylish Oak finished doors with chrome handles
- Skirting and architraves finished in white eggshell paint
- Smooth walls and ceilings throughout
- Carpet in all bedrooms, Karndean flooring in the kitchen, hallway and living room.
- Central heating A+++ rated air source heat pump with underfloor heating throughout
- Ceramic wall and floor tiles in bathrooms
- Ample well placed power points throughout

- Free standing log burner

FULLY FITTED KITCHEN

- Choice of contemporary Kitchen and work surfaces (depending on build stage)
- Integrated double oven, electric induction hob and cooker hood
- Top brand integrated fridge / freezer and dishwasher
- Recessed LED spotlights

BATHROOMS

- Premium sanitary ware with chrome plated taps
- Shaver point
- Recess LED spotlights
- Electric mirror
- Chrome plated heated towel rail
- Choice of ceramic floor tiles (depending on build stage)
- Half height tiling around the bathroom

EN-SUITE SHOWER ROOM

- Premium sanitary ware with chrome plated taps
- Thermostatic shower with glass shower enclosure
- Shaver point
- Electric mirror
- Recess LED spotlights
- Chrome plated heated towel rail
- Choice of ceramic wall and floor tiles

FULL FIBRE (FTTP) BROADBAND

- Super-fast broadband high speed internet connection direct to each property.



Poundstock, EX23

Total floor area 174.3 sq.m. (1,876 sq.ft.) approx



Ground Floor

Floor area 174.3 sq.m. (1,876 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™



Meadow Rise, Poundstock, Bude, Cornwall, EX23 0DZ



Services

Mains water, electricity and drainage.

Land Plan

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.



EE Rating - TBC



Council Tax Band - TBC



Directions

What3Words - stall.grownup.longer



Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)



Scan for material
Information