

Lydcroft House

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Poughill, Bude, Cornwall, EX23 9ER

Bude 1.5 miles - Launceston 18.5 miles - Barnstaple 32.7 miles

Stunning 1930's detached dormer bungalow set 0.48 of beautiful, colourful gardens, within walking distance of the sea and beaches of Bude

- 0.48 of an acre of beautiful gardens
- Far reaching coastal views
- Oil fired central heating
- Walking distance of Bude and the beaches
- Freehold
- Fantastic, secluded location
- Garage and ample parking
- 4 bedrooms and 2 bathrooms
- Generous and bright living accommodation
- Council Tax Band - D

Guide Price £795,000

SITUATION

The property occupies a superb position within the highly sought-after and picturesque coastal village of Poughill, known for its sense of community, period cottages and proximity to the North Cornish coastline. The village offers a perfect coastal lifestyle, with scenic walks to the nearby beaches, a well-regarded public house and a beautiful church within a designated conservation area.

The popular seaside town of Bude lies just a short distance away, providing an excellent range of everyday amenities including supermarkets, independent shops, schools and leisure facilities, together with 2 sandy beaches. Nearby Northcott Mouth is particularly renowned for its dramatic cliffs and unspoilt beauty, ideal for walking and enjoying the coastline. The A39 is easily accessible, offering convenient links to Barnstaple and, via the North Devon Link Road, onward connections to Bristol and the wider motorway network.

DESCRIPTION

This attractive late 1920s/early 1930s dormer bungalow, traditionally built with block and/or brick, offers well-proportioned and versatile accommodation, enjoying delightful views over its own gardens towards the coastline and cliffs beyond. The property has been well maintained over the years, whilst now offering an excellent opportunity for cosmetic updating and potential reconfiguration/extensions, subject to any necessary consents. A particular feature of the property is its wonderful setting, with the principal rooms taking full advantage of the outlook across the sun terrace and established gardens, with glimpses of the coast in the distance. Warmth is provided by oil fired central heating and windows are Upvc double glazed.







ACCOMMODATION

The accommodation is entered via an enclosed porch into a hallway, leading to a separate cloakroom. The spacious living/dining room is a welcoming and light-filled space, featuring bay windows and a fireplace, enjoying stunning views over the gardens and a door out to the sun terrace. The kitchen/dining room is equally bright, benefitting from a bay window which floods the room with natural light and provides an attractive outlook over the garden. It is fitted with a range of matching wall and base units, incorporating a built-in oven and hob. A number of useful ancillary spaces are located off the kitchen, including a utility room, freezer room/larder and a separate WC, adding to the practicality of the home.

On the ground floor there is also a generous dual aspect double bedroom. Opposite is a large bathroom, recently updated with new flooring and fitted with a separate shower, bath and wash basin, together with extensive storage. There is potential to subdivide this space to create a dressing room if required.

Stairs rise to the first floor where there is ample built-in storage and three further bedrooms, all enjoying far-reaching coastal views towards Bude. A shower room with WC serves this floor. One of the bedrooms provides easy access to the loft space, which offers further potential for remodelling or extension, subject to the necessary consents.

OUTSIDE

The gardens are a particular highlight of the property, extending to approximately 0.48 of an acre and providing a true gardener's haven. The grounds are south west facing and beautifully stocked with a wide variety of mature and colourful planting, including weigela, hebes, camellias, a fig tree, two impressive copper beeches and an array of roses, together with a superb specimen acer. There is also a large greenhouse with electricity connected.

To the front of the property is an expansive paved sun terrace, perfectly positioned to enjoy the best of the day's sunshine and ideal for outdoor entertaining, whilst taking in the views across the gardens towards the coast. The driveway, bordered by traditional stone walls, provides ample parking and turning space, together with access to the garage.

Offered to the market with no onward chain, a viewing of this delightful home is highly recommended to fully appreciate its setting, peaceful atmosphere, potential and exceptional gardens.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

Main electricity, water and drainage. Oil fired central heating and LPG gas fire in sitting room. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

From Bude proceed north along Poughill Road, into the village of Poughill. As you drive through the centre of the village, the driveway to Lydcroft House will be found on the right hand side, marked with a Stags for sale board.

What3words - ///fizzy.aliens.playfully

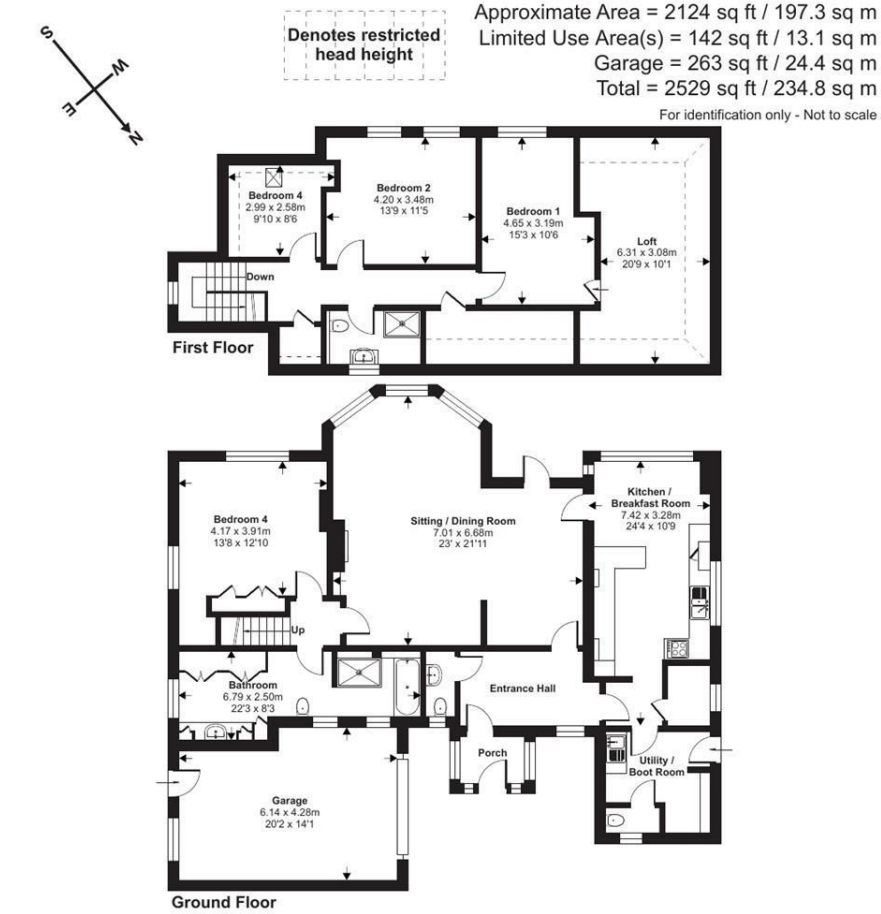


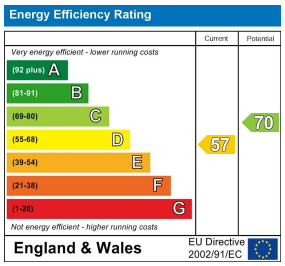




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