

Glenside
Poughill, Bude

Strutt
& Parker

Land and property. Since 1885.

An excellent opportunity to purchase a plot with significant planning permission for a striking contemporary home, set in approximately 2.9 acres of secluded woodland with countryside views.

The prospective purchaser has a unique opportunity to utilise granted planning permission to develop a significant plot with mains electricity and water connected. This will replace an existing house with a highly impressive contemporary detached property offering extensive accommodation. Major demolition works have already started on site including the removal of the existing property, tree felling in accordance with the planning permission and a track has been made for JCB access to all areas of the site.

The property

The architect-designed concept incorporates an extensive open plan kitchen/breakfast room/lounge with full-height glazing to take advantage of surrounding views together with a neighbouring utility room with access to a large terrace, a plant room and a cloakroom. The ground floor also offers a separate dining room for formal dining and entertaining as well as media room with access onto an additional large paved terrace. A shower room completes the accommodation on this floor. Upstairs plans include a spacious, luxury principal bedroom suite with dressing room, en suite bathroom and access to a private terrace. There are a further three double bedrooms with en suite shower rooms on the first floor as well as laundry room and access to an additional sun terrace. The first floor accommodation further benefits from sea views.

Outside

The plot, approximately 2.9 acres, occupies a serene elevated hillside position, approached over a currently-unmade driveway. The approved design concept shows covered parking beneath a paved terrace while there is a further entertaining terrace with a hot tub and outdoor kitchen.

PA18/08123. Planning permission achieved to create:

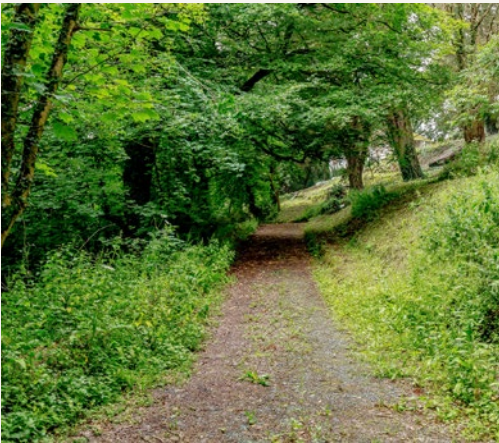
4,306 sq ft (400 sq m) house with 3 reception rooms | Four en suite bedrooms, one with dressing room and terrace | Additional shower room

Sun terrace | Entertaining terrace with hot tub and outdoor kitchen

Annexe 807 sq ft (75 sq m) | Two chalets (spa complex) | Carport

Approx 2.9 acres | Freehold | Rural

Guide price £695,000



Plans also include a circa 1km running/walking track and a water feature between the main house and the outdoor entertaining terrace. The rest of the plot offers the prospective purchaser the exclusive opportunity to create a personalised garden surrounded by beautiful neighbouring woodland, the whole enjoying far reaching countryside views.

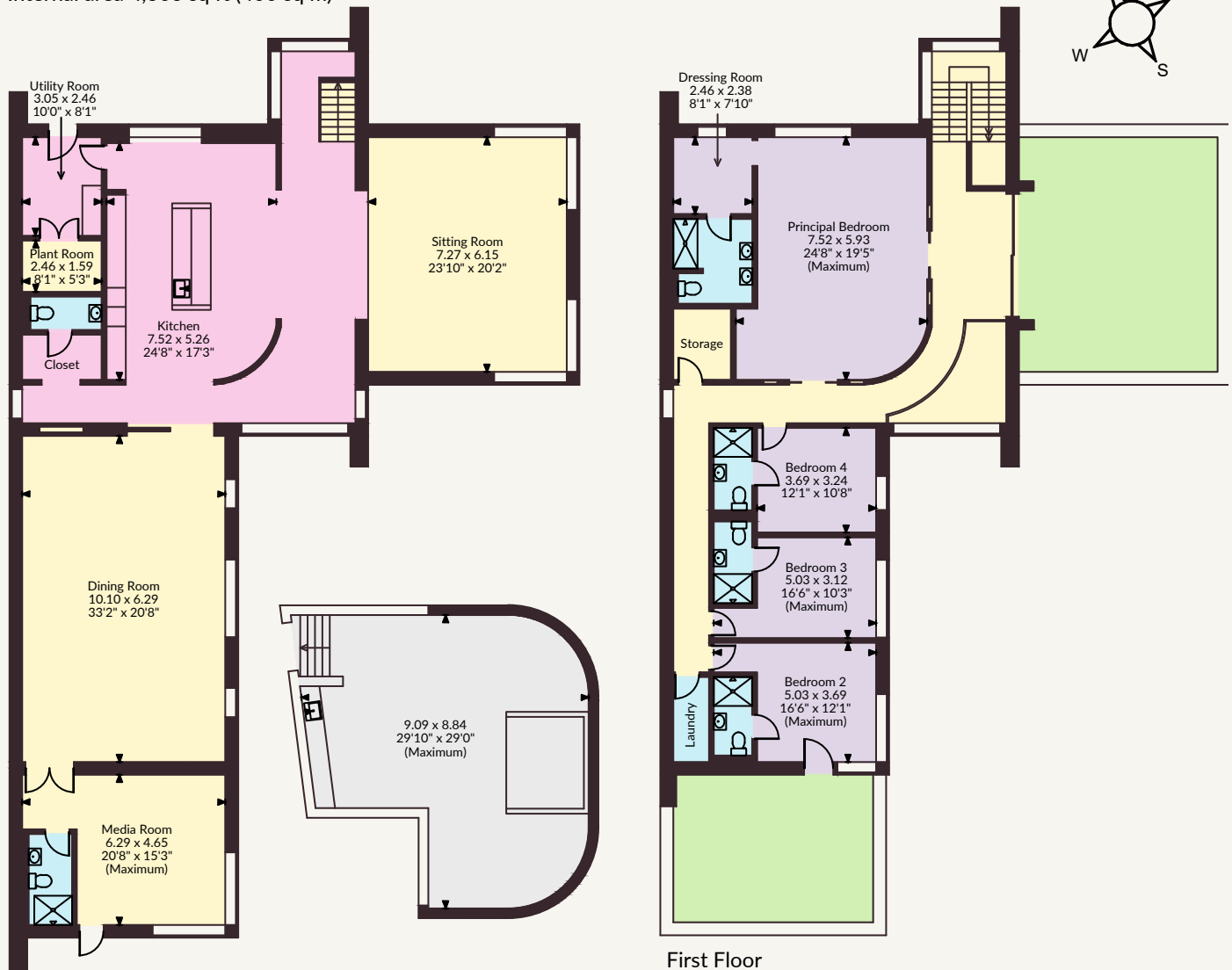
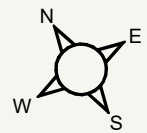
Location

Glenside is within easy distance of Poughill, a picturesque small village with two churches and a popular public house, The Preston Gate. The nearby seaside resort of Bude and Northcott Mouth beach both lie on the rugged North Cornwall coastline which is famed for its many areas of outstanding natural beauty and popular bathing and surfing beaches. Bude is positioned at the mouth of the River Neat and is sheltered from the Atlantic by its breakwater, with the historic canal and Goldworthy Gurney's Castle at its centre. It offers a comprehensive range of amenities including supermarkets, independent shops, public houses, restaurants and cafés, and also benefits from leisure centres and an 18-hole links golf course. The small town of Stratton is also only a mile away, whilst slightly further afield are the historic market towns of Holsworthy and Launceston. The popular resorts of Port Isaac and Rock lie a short drive along the coast. The property is well-located for access to the A39 and interconnecting A30 which leads to the cathedral city of Exeter and to major traffic routes including the M5, and from there to the national motorway network. Exeter Airport and Cornwall Airport Newquay provide a range of domestic and international flights. Postcode region: EX23

General

Local Authority: Cornwall County Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.
Council Tax: Not yet rated
Planning Reference: PA18/08123. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Glenside Poughill, Bude
Internal area 4,306 sq ft (400 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631 | exeter@struttandparker.com



@struttandparker struttandparker.com

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