



2 Orchard Rise
Poughill, Bude, Cornwall, EX23 9ER

£975,000

EPC: A Council Tax: F Tenure: Freehold Bedrooms: 5 Reception Rooms: 2 Bathrooms: 4

FINE & COUNTRY

KEY FEATURES

- Contemporary detached residence of about 256 sq m including the double garage.
- Exclusive setting with a strong sense of privacy and prestige.
- Locally sourced Cornish stone and timber cladding create a distinctive exterior.
- Matt black aluminium glazing adds a sleek architectural finish.
- Impressive reception hall with bespoke handmade oak staircase and glass balustrading.
- Magnificent kitchen dining family room designed for sociable living and entertaining.
- Handleless kitchen with quartz work surfaces and a substantial central island.
- Integrated appliances and Quooker tap combine style with everyday practicality.
- Separate living room opening directly onto the terrace and gardens.
- Five beautifully appointed double bedrooms across a well-balanced layout.
- Ground floor guest suite ideal for visitors or multigenerational living.
- Principal and second bedrooms both benefit from luxurious ensuite facilities.
- Sliding Juliet balconies to rear bedrooms frame elevated garden and landscape views.
- Advanced energy package includes solar PV, air source heat pump and MVHR.
- Landscaped tiered gardens with raised patio, feature lighting and stream boundary.







STEP INSIDE

2 Orchard Rise

A striking contemporary residence where architectural elegance, cutting-edge efficiency and refined Cornish craftsmanship combine to create an exceptional family home.

Occupying an enviable position within an exclusive setting, No.2 Orchard Rise presents an outstanding opportunity to acquire a beautifully designed detached home extending to approximately 256 sq m, including the double garage. Carefully conceived to balance timeless character with modern luxury, the property showcases an impressive blend of natural materials, innovative construction and sophisticated interior styling.

From the moment of arrival, the home immediately conveys quality and attention to detail, with locally sourced Cornish stone, architectural timber cladding and matt black aluminium glazing creating a bold yet harmonious exterior aesthetic. Beyond the stone-walled entrance, the interiors unfold with an effortless sense of light, space and contemporary elegance.



STEP INSIDE

2 Orchard Rise

The welcoming reception hall features a bespoke handmade oak staircase with glass balustrading, setting the tone for the carefully curated interiors throughout. The principal reception spaces have been designed with modern family living in mind, seamlessly connecting indoor and outdoor environments through expansive sliding doors and triple-aspect glazing.

At the heart of the home lies a magnificent open-plan kitchen, dining and family room — a beautifully sociable space ideal for both everyday living and entertaining. The contemporary handleless kitchen is complemented by quartz work surfaces, a substantial island with breakfast bar seating, integrated appliances and a Quooker boiling water tap, combining sleek aesthetics with practical functionality.

The separate living room provides a more intimate retreat, while still enjoying a strong connection to the landscaped surroundings via sliding doors opening onto the terrace and gardens.

The ground floor accommodation further benefits from a generous guest bedroom with en-suite shower room, ideal for visiting family or multigenerational living, alongside a fully fitted utility/plant room and cloakroom.

To the first floor, four beautifully appointed double bedrooms continue the home's elegant design language. Both the principal bedroom, and bedroom 2, each enjoy luxurious en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. The two bedrooms to the rear of the home also benefit from sliding Juliet balconies, framing elevated views across the gardens and surrounding landscape.

Beyond its visual appeal, the home has been thoughtfully engineered for modern sustainable living. Constructed using advanced Insulated Concrete Form (ICF) methods and incorporating A-rated aluminium double glazing, the property delivers exceptional thermal efficiency and year-round comfort. A comprehensive technology and energy package includes a 4kW solar PV system, air source heat pump, EV charging point, MVHR ventilation system and integrated CAT6 data cabling with Ubiquiti Wi-Fi coverage throughout.

Combining striking architecture, intelligent sustainability and exceptional craftsmanship, Orchard Rise represents a rare opportunity to acquire a future-focused luxury home of genuine distinction.

Externally, the gardens have been beautifully landscaped to create a series of tiered outdoor spaces, complete with a spacious raised patio with glass balustrade, feature lighting and a tranquil stream forming the lower boundary — offering a peaceful and picturesque setting for relaxation and entertaining alike.





LOCATION

2 Orchard Rise

Poughill offers a wonderfully balanced North Cornwall lifestyle, combining the character of a traditional village with easy access to the coast and the everyday convenience of nearby Bude. The village has a longstanding sense of identity and heritage, with its historic parish church adding to the feeling of place, while the surrounding lanes and countryside create an appealing backdrop for quieter day to day living.

Bude broadens that appeal with a lively yet relaxed coastal atmosphere. The town is known for its beaches, independent spirit and strong connection to the outdoors, making it especially attractive for those who enjoy sea swimming, surfing, paddleboarding, coastal walking and time spent on the water. The canal, marshes and nature reserve bring a gentler pace as well, with scenic level walks and wildlife close at hand, while the Southwest Coast Path opens up dramatic cliffside routes and far-reaching sea views.

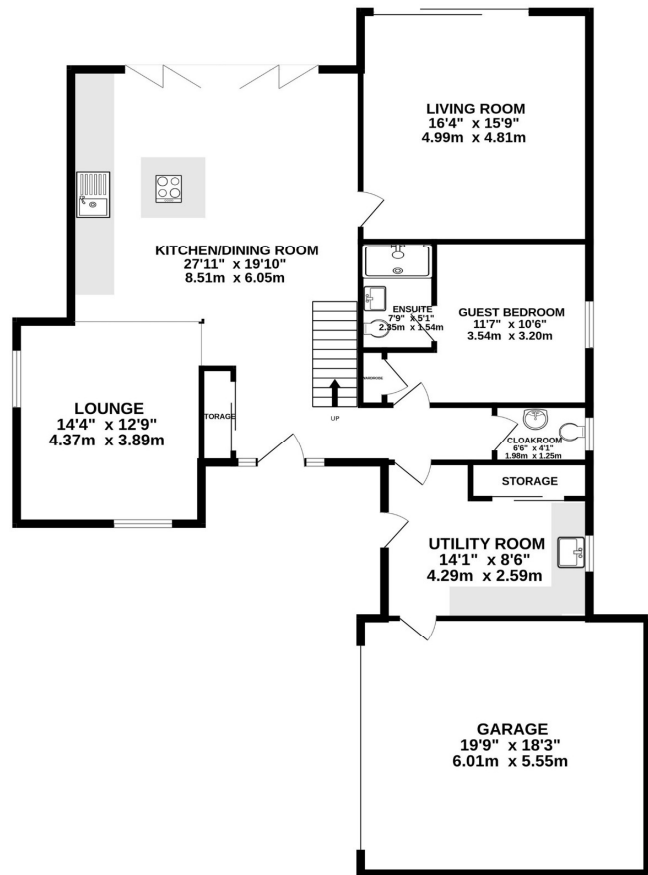
The surrounding area supports a lifestyle that feels active, scenic and well rounded. There is real scope here to enjoy beach days, countryside walks, golf, local food and a strong sense of community, all within one of Cornwall's most naturally beautiful coastal settings.

DIRECTIONS

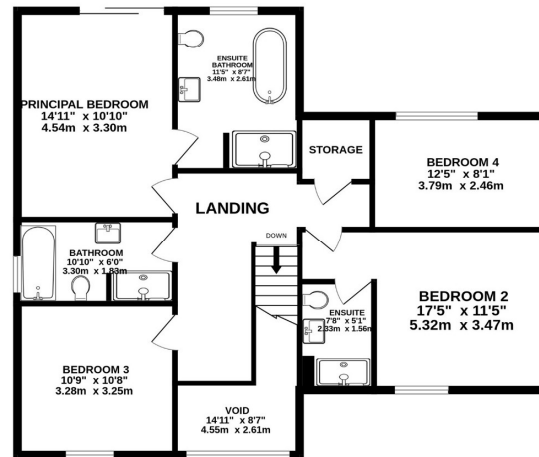
From Bude proceed along Poughill road and into the village of Poughill. 2 Orchard Rise is located on the left-hand side, prior to reaching the turning to Orchard Close and The Preston Gate.

What3Words: decimals.hints.intervene

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Damion Braund

Local Director

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Utilities and Services:

Mains Electricity, Water and Drainage. PV Solar Panels and Air Source Heating.

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