



The Cabin, Old Drovers Way

Stratton, Bude, Cornwall, EX23 9DZ

Guide Price £179,950

- Individual Building Plot, ready to go!
- Planning consent for a cabin style house
- Full residential consent
- 1 bedroom, split level, scope for mezzanine bedroom
- Large walled gardens, great location



The property professionals



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A rare individual building plot in a tree lined setting within the former grounds of Stratton Manor and in easy walking distance of the amenities of Stratton itself. Detailed planning consent has been secured by award winning architects and pre-commencement conditions discharged for a completely 'one off' cabin style dwelling that takes advantage of this unique sloping site.

The site also benefits from having building regulations approval and service ducting in place meaning that any developer/ self builder can commence this unique home without delay.

The design of the dwelling is considerate and respectful of the surrounding mature trees with Tree Preservation Orders and various root protection zones.

A super cool main residence or a unique high end second home with excellent holiday let potential.

Directions

Proceed out of Bude along The Strand turning left at the mini roundabout into Bencoolen Road. Continue along this road and up the hill until reaching the T Junction. Turn left onto the A39 and then turn right into Stratton. As you descend the hill, you will go over a small bridge and around to the right, turn left and continue straight up the hill and then take the first right. Follow this road passing the church on the left hand side, you will then see a signpost for 'Old Drovers Way', go down the hill and the plot will be located a short distance down on the left hand side.

PLANNING CONSENT

Conditional planning permission was granted on December 12th 2018 for the 'Construction of a one bedroom - timber framed and timber clad cabin style dwelling'. Land North of 1 Old Drovers Way, Stratton, Bude. Full details can be viewed on Cornwall Council online planning portal. Application Number: PA18/07303.

The planning is for a full residential dwelling and can be occupied as a main residence or would suit as a sophisticated and highly lettable second home with huge income potential.

Alternatively a willing purchaser may seek a completely alternative consent.

ACCOMMODATION SUMMARY

As you will see from the approved plans, the dwelling occupies a sloping site and therefore the property is split level over three zones. Enter into an open plan kitchen dining area, steps lead down to a sitting room with double sided feature wood burner

and further steps lead down to the bedroom and bathroom space. The entire building is designed to be vaulted and open plan and the engineering details have also factored in the potential for a second bedroom on a mezzanine over the main bedroom.

Outside there are generous garden and woodland areas and two parking bays/spaces.

SERVICES

Electricity cable ducting and BT ducting laid to site. Water pipe laid to site. All of which are ready for the purchasers to pay the connection fee. Sewage pump station connected to mains.

TENURE

Freehold

AGENTS NOTES

We are advised by our vendors all pre commencement planning conditions have been discharged. Rain water attenuation tank has been installed. Building control and structural engineer details mostly complete and available for the purchaser.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

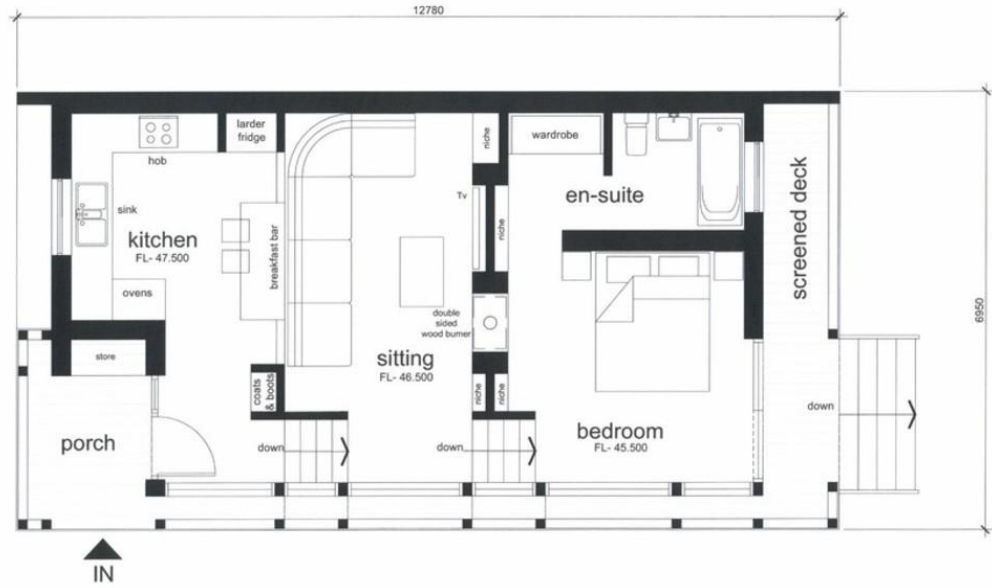


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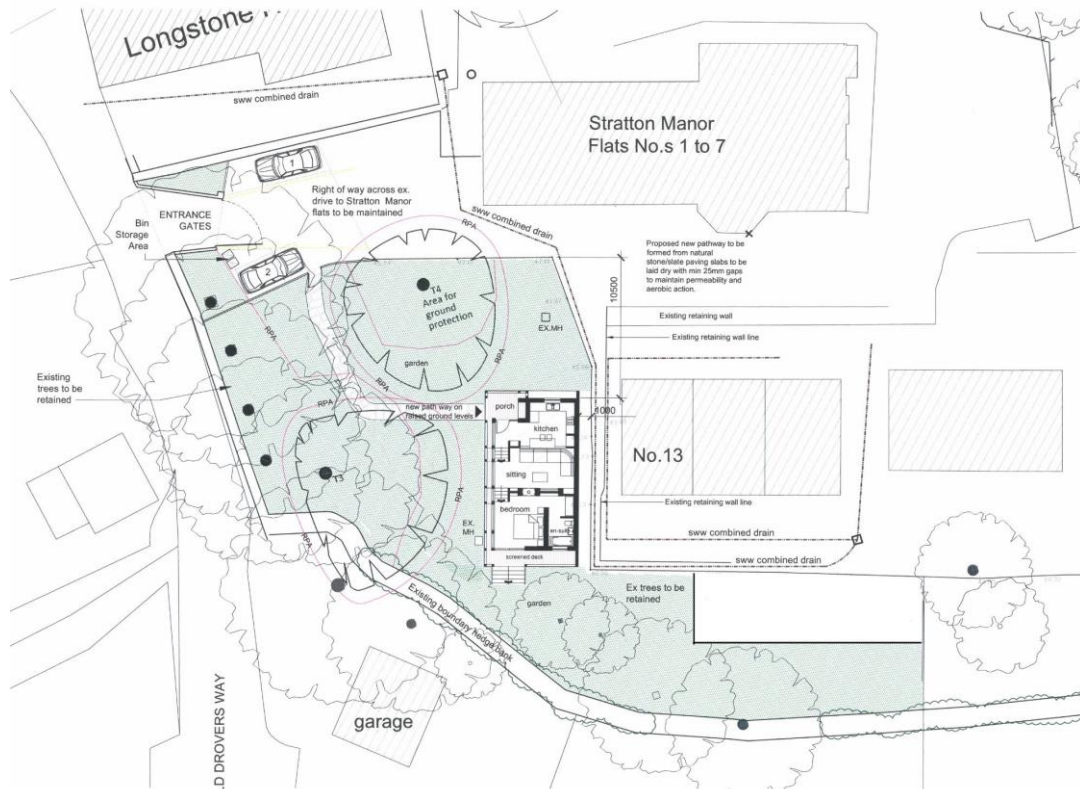
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EX23 8BB



Building Plot, Old Drovers Way, Stratton, Bude, Cornwall, EX23 9DZ



Ground Floor Plan scale 1:50



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