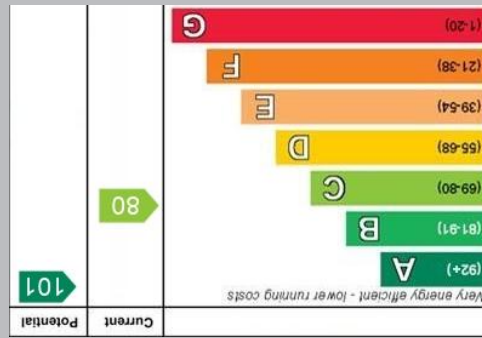
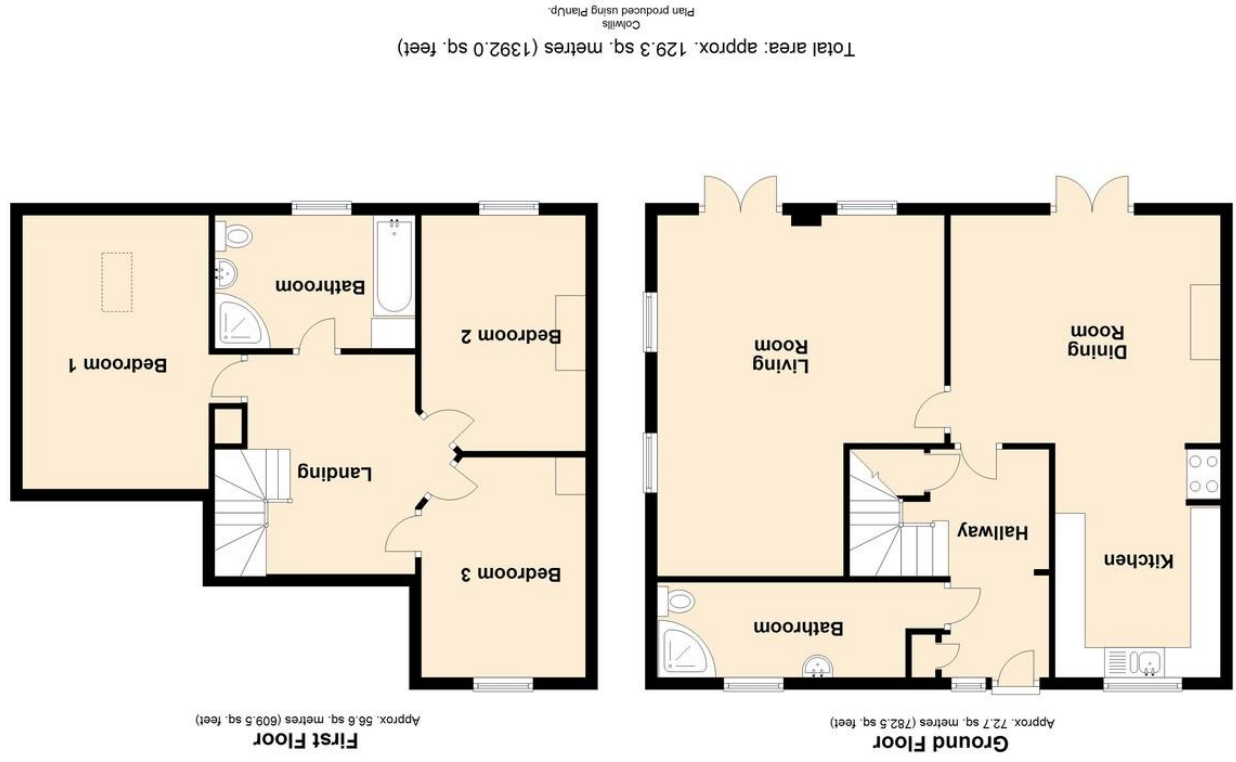


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 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.



Total area: approx. 129.3 sq. metres (1392.0 sq. feet)

The Property Professionals...



2 Royal Oak

Stratton, Bude, EX23 9NP

Price £450,000

- Spacious and well presented semi detached 3 bed house
- Only a few minutes to Bude town centre and beaches
- Solar PV panels, battery and car charge point
- Versatile garden room/home office
- Half acre paddock with stables and stone out buildings



2 Royal Oak

Stratton, Bude, EX23 9NP

Price £450,000

A rare opportunity to acquire a spacious and well maintained 3 bedroom semi detached house with an enclosed garden, versatile garden room and adjoining 1/2 acre paddock with impressive views across rolling countryside.

This well presented property offers a light and spacious living room, dining room with slate flagstone floor and galley kitchen, well appointed ground floor shower room and stunning countryside views from all of the double bedrooms.

Outside, there is a generous south facing enclosed private garden laid mainly to lawn, stone built storage sheds and mature planting.

ENTRANCE HALL

Entering the property via a UPVC double glazed door with side window, in to the entrance hall. Door to the airing cupboard housing the hot water cylinder, door to shower room. Bamboo laminate flooring, under stairs cupboard, radiator and shelving.

SHOWER ROOM

11' 08" x 4' 10" (3.56m x 1.47m) Fitted with a corner shower enclosure, with mains fed shower and aqua boarding to the walls. Pedestal mounted low flush WC, wash hand basin, wall mounted chrome towel rail, and space for tumble dryer.

DINING ROOM

14' 08" x 12' 00" (4.47m x 3.66m) Feature inset log burner with slate flag stone flooring. UPVC double glazed double doors open to the rear garden and raised decking area.

KITCHEN

12' 06" x 8' 11" (3.81m x 2.72m) Fitted with a range of matching cottage style wall and base units with solid work surface over. Inset stainless one and a half bowl sink with side drainer, tiled splash back, UPVC double glazed window to the front elevation. Space and plumbing for washing machine and dishwasher with the oven set in to the fire place.

LIVING ROOM

18' 09" x 15' 09" (5.72m x 4.8m) A light and spacious dual aspect living room with UPVC double glazed window to the side elevation and UPVC double glazed doors opening to the rear garden and decking area. Engineered Oak flooring and radiators.

BEDROOM ONE

12' 05" x 10' 03" (3.78m x 3.12m) A double master bedroom with built in storage, wood effect laminate flooring and Velux window to the rear elevation and under eaves storage.

BEDROOM TWO

12' 02" x 10' 08" (3.71m x 3.25m) UPVC double glazed window with wooden shutters to the rear, over looking the garden and countryside views beyond. Wall mounted radiator.

BEDROOM THREE

12' 00" x 9' 02" (3.66m x 2.79m) UPVC double glazed window with wooden shutters to the front elevation enjoying countryside views. Wall mounted radiator.

BATHROOM

8' 06" x 7' 04" (2.59m x 2.24m) Fitted with a corner shower enclosure with mains fed shower and aqua boarding, wash hand basin with chrome mixer tap and vanity unit under, low flush WC with enclosed cistern, panel enclosed bath. Two wall mounted towel rails and attractive tiling to the walls.



OUTSIDE

The property is approached via a private gravel drive way which divides the 1/2 acre paddock and formal gardens of the property. The paddock has useful outbuildings (formally stables) with power and water connected. Raised vegetable beds, small orchard and space for a polytunnel.

An enclosed rear garden with raised decked seating area, stone built storage sheds to one side and steps lead down to the garden room.

GARDEN ROOM

24' 02" x 14' 07" (7.37m x 4.44m) An impressive and versatile garden room. Double glazed windows to the front and side elevation fill the room with light, at the far end there is a kitchenette with sink and work surface, door to shower room and WC. Steps lead up to the mezzanine above.

The garden room is fully insulated and has its own boiler, mains electricity. Outside the building has its own garden and decked seating area.

SERVICES

Mains water, Private drainage via a septic tank. Mains electricity, Solar panels, battery pack and charge point. Starlink satellite internet.

COUNCIL TAX

Band B

TENURE

Freehold

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From Bude proceed along the A39, upon reaching Stratton turn right along the A3072 (towards Holsworthy), continue through and out of Stratton for a further 1.5 miles, passing Homeleigh Garden Centre. As you ascend the hill and round a series of bends, there is a turning on the right next to Thurlibeer House. Turn right down this lane and the next left is the entrance to 2 Royal Oak.

