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The property professionals



DIDDIES COTTAGE,

Diddies, Bude, Cornwall, EX23 9NF

Price £700,000

- Stunning period cottage with a wealth of original features
- Generous gardens, off road parking and garage
- Well appointed kitchen and bathroom
- Fantastic outbuildings, offering entertaining space
- Peaceful location on the edge of Stratton

A stunning example of a period cottage having been sympathetically updated while retaining many of the original features and charm, including the original slate flagstone floors, exposed beams and stripped floorboards. The former red brick barn has been converted to a garage and the most amazing 'outside' dining room. Other out buildings offer storage for garden tools and the former coach house is currently used as a BBQ hut.

Internally the property comprises of living room with feature fire place, dining room, kitchen/breakfast room with slate flagstone flooring, four bedrooms, bathroom and shower room,

The gardens are split into two parts, the first being a good size lawn with mature plants and shrubs, the corner seating area provides views over the surrounding countryside. The brick paved footpath meanders through the front garden leading to the front door and various outbuildings and entertaining spaces.





ENTRANCE HALL

Entering the property via a wooden multi pane door into the hallway with slate flagstones, wood panelling to one wall, under stairs cupboard and doors serving the following rooms.

LIVING ROOM

14' 11" x 12' 4" (4.55m x 3.76m) A light and airy dual aspect living room with double glazed windows to the front and side elevation, the windows are fitted with wooden shutters. Feature fireplace with oak surround and tile hearth, inset niche storage and cupboard below.

DINING ROOM

14' 01" x 12' 08" (4.29m x 3.86m) Wooden double glazed window to the front elevation overlooking the garden, feature fireplace with inset wood burner and tile hearth. Half height wood panelling to the walls and serving hatch through to the kitchen.

KITCHEN

19' 02" x 11' 10" (5.84m x 3.61m) Fitted with a range of wall and base units, soft closing drawers and worksurface over, inset Blanco sink with 'cut in' side drainer, chrome mixer tap and handheld spray attachment. Integrated Siemens dishwasher and Panasonic American style fridge freezer, Siemens induction hob with gas wok burner. The former fireplace houses the recently converted electric AGA with storage to one side, a bank of Miele appliances comprising of steam oven, oven/grill and warming drawer.

Original slate flagstone flooring and exposed beams to the ceiling, inset spot lights and double glazed obscured windows to the rear elevation.

UTILITY ROOM

6' 09" x 5' 04" (2.06m x 1.63m) Door to the front elevation and window to the side, space and plumbing for washing machine and tumble dryer. Wall mounted combi boiler, tiled flooring and door to WC.



BEDROOM ONE

14' 09" x 12' 01" (4.5m x 3.68m) A dual aspect double bedroom with wooden double glazed windows to the side and front elevation over looking the garden. Exposed floorboards and built in wardrobes.

BEDROOM TWO

14' 11" x 10' 10" (4.55m x 3.3m) Wooden framed double glazed windows to the front elevation, over looking the garden with distant countryside views. Beams to ceiling, wash hand basin with vanity unit below.

BEDROOM THREE

12' 00" x 7' 04" (3.66m x 2.24m) A twin room with double glazed window to the front elevation and built in wardrobe.

BEDROOM FOUR

11' 06" x 8' 09" (3.51m x 2.67m) Single bedroom with double glazed window to the rear elevation and built in shelved cupboard.

BATHROOM

9' 0" x 7' 01" (reducing to 5'01)" (2.74m x 2.16m) Stunning freestanding bath with chrome freestanding mixer tap, wall mounted low flush WC and wall mounted wash hand basin with chrome mixer tap. Obscured UPVC double glazed window to the rear elevation, heated towel rail and attractive wall tiles.

SHOWER ROOM

9' 0 (Max)" x 5' 02" (2.74m x 1.57m) A double enclosed shower unit with mains soak head shower, glass screen and tiles to the wet areas. Exposed floor boards, chrome wall mounted towel rail, wall mounted wash hand basin with chrome tap, wall mounted WC and enclosed cistern. Obscured double glazed window to the rear elevation.



GARDEN STORE

12' 10" x 10' 10" (3.91m x 3.3m) A useful garden store with light and power connected, with window to the rear.

GARDEN ROOM

18' 03" x 14' 03" (5.56m x 4.34m) The most amazing entertaining space, currently used as an 'Outside' dining room with exposed red brick wall, contemporary wood burner with slate hearth. Velux windows flood the room with light while double UPVC doors open to the garden.

GARAGE

20' 00" x 14' 04" (6.1m x 4.37m) electric roller door to the front, with light and power connected.

BBQ HUT

11' 00" x 8' 05" (3.35m x 2.57m) Double wooden doors open up to the brick paved seating area and footpath. The exposed woodwork to the ceiling and rambling Wisteria add to the charm.

GARDENS

The property is approached via a brick paved driveway with parking for 3-4 vehicles and entrance to the garage. To one side there is an area of private lawn, boarded with mature plants and shrubs, the corner seating area enjoys views of the surrounding countryside.

A brick paved foot path leads to the front door and the various outbuildings, mostly laid to lawn with mature planting, and seating areas.

SERVICES

Mains water and shared septic tank with neighbouring property, mains electricity and mains gas.

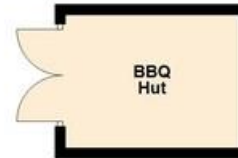
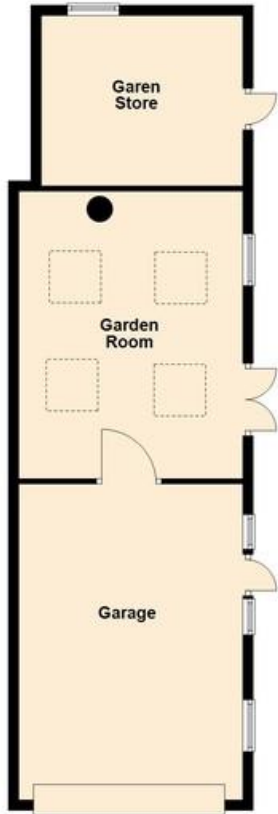
TENURE

Freehold

COUNCIL TAX

Band D

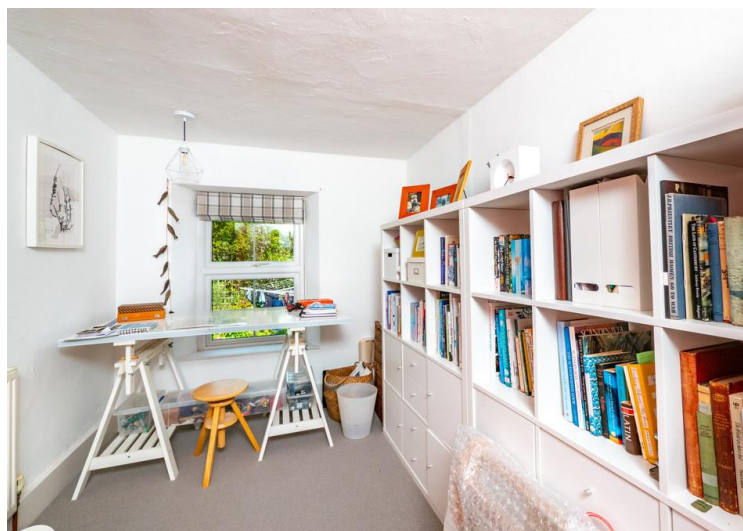




Total area: approx. 204.9 sq. metres (2205.7 sq. feet)

Covells
Plan produced using PlanIt!

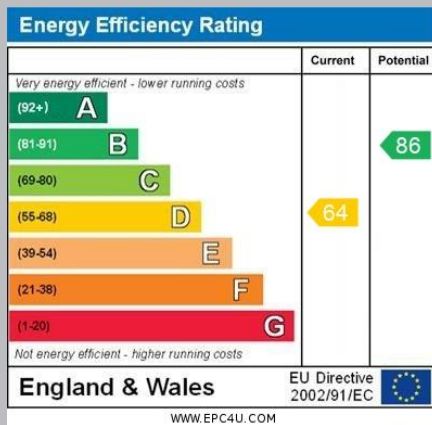




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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