





# THE GARDEN HOUSE, MARKET STREET

Stratton, Bude, EX23 9DF

Price £575,000

- Deceptive period Town House in the heart of Stratton
- 4 Bedrooms, bathroom, shower room
- Kitchen breakfast room, dining room with wood burner
- Living room with log burner
- Large enclosed garden with Barn, storage shed and summer house

An immaculately appointed and exceptionally deceptive period Town House situated in the heart of Stratton. Disguised with a cottage facade, yet boasting internal accommodation over three floors. The property has been extensively and sensitively improved over the last 9 years by our vendors to offer a mix of period charm with a modern convenience.

The internal accommodation comprises; entrance hall, sitting room with wood burner, kitchen breakfast room, dining room with feature fire place, ground floor WC, shower room, bathroom with roll top bath and four bedrooms. Outside is an enclosed and beautifully landscaped rear garden with a natural stone patio leading to a large barn, perfect for converting in to annex or home office, subject to the planning consents.

A rare and unique property in a very sought after location. Perfect main residence or second home.





## DIRECTIONS

From the centre of town proceed out of Bude along The Strand turning left at the mini roundabout into Bencoolen Road. Continue up the hill, along this road until and turning left at the roundabout on the A39 towards Bideford. As you descend the hill, take the right-hand lane and turn down towards Stratton. Pass the hospital on your right and the road takes a sharp left corner, over the bridge and take the third left. Continue straight up the hill, turning right at the junction and the property will be located a short distance along on the left hand side.

## ENTRANCE HALL

**25' 08" x 2' 10" (7.82m x 0.86m)** Entering the property via a wooden door in to a long hall which gives access to the property and the rear garden.

## INNER HALL

Door opening into the inner hall, with storage for shoes and coats behind shutters, exposed wooden floor boards and panelling to the walls.

## LIVING ROOM

**17' 10" x 14' 00" (5.44m x 4.27m)** A beautiful, light and airy living room with UPVC sash windows to the front elevation. Feature fire place with inset log burner and slate hearth, half height panelling to the walls and cast iron radiators.

## WC

**7' 06" x 5' 01" (2.29m x 1.55m)** Small step down in to the cloakroom, with pedestal WC and wash hand basin. Wall mounted central heating boiler and window to the rear elevation.

## DINING ROOM

**14' 02" x 11' 08" (4.32m x 3.56m)** A dual aspect room with sash windows to the side and rear, exposed floor boards and feature fire place with slate hearth. Half height panelling to two walls, under stairs cupboard, wooden door to utility area and feature white washed stone wall.

## KITCHEN

**15' 01" x 12' 03" (Reducing to 7'04)" (4.6m x 3.73m)** A cottage style dual aspect kitchen with windows to the rear and side elevations, exposed beams to ceiling, freestanding units and space for fridge freezer, space for electric range style cooker, fitted wooden base unit with oak worksurface over, inset 'Belfast' sink and mixer tap, integrated dishwasher. Natural stone flooring with under floor heating.

## STORAGE ROOM

**12' 03" x 6' 11" (3.73m x 2.11m)** With light and power connected, window to the rear garden.

## FIRST FLOOR

### BEDROOM ONE

**16' 01" x 11' 04" (4.9m x 3.45m)** A large UPVC double glazed window to the front elevation flooding the principle bedroom with light. Cast iron radiator under the bay window.

### BEDROOM TWO

**11' 08" x 9' 10" (3.56m x 3m)** Another double bedroom with UPVC double glazed window to the front elevation, and cast iron radiator.

## SHOWER ROOM

**7' 01" x 5' 07" (2.16m x 1.7m)** Fitted with a double shower enclosure, with mains fed shower and attractive high gloss grey tiles to the wet areas. Pedestal WC with enclosed cistern, vanity unit with inset wash hand basin and chrome mixer tap. Tall contemporary radiator, 'picture frame' mirror with spot lights and window to the rear elevation.

## SECOND FLOOR

### LANDING

A light and open landing with exposed beams and windows looking to the rear garden, currently used as a reading area.

### BEDROOM 3

**13' 05" x 9' 08" (4.09m x 2.95m)** A double bedroom with double glazed window to the front elevation, exposed beams to ceiling and radiator.

### BEDROOM FOUR

**12' 00" x 10' 11" (3.66m x 3.33m)** Double bedroom with UPVC double glazed window to the front elevation and radiator.

### BATHROOM

**7' 07" x 7' 07" (2.31m x 2.31m)** Fitted with a roll top bath with chrome tap and hand held shower attachment, Pedestal wash hand basin and WC. Half height paneling to walls, chrome heated towel rail with radiator below.

### BARN

An incredibly useful barn split into four areas. The kitchen fittings have been removed, with the plumbing and drainage still in place. Low flush WC, wash hand basin and vanity unit, wall mounted radiator. This could be used as an annex or home office subject to the necessary planning consents.

### ROOM ONE

**9' 02" x 8' 05" (2.79m x 2.57m)** Double glazed window to the side elevation, door to:-

### ROOM TWO

**13' 00" x 9' 10" (3.96m x 3m)** Former kitchen/living room with double glazed window to the side elevation. Step up to: -

### ROOM THREE

**6' 05" x 6' (1.96m x 1.83m)** Fitted with low flush WC, wash hand basin with vanity unit and radiator.

### ROOM FOUR

**10' 02" x 8' 10" (3.1m x 2.69m)** Former second bedroom, with double doors opening to the garden.

### GARDENS

At 160 ft long the garden offers a little bit of everything, there are areas of hard standing, various seating and entertaining spaces. Multiple lawned terraces lead to the bottom of the garden bordered on both sides with mature plants and hedge rows, where the totally private summer house can be found.

### SERVICES

All mains services are connected.

### TENURE

Freehold.

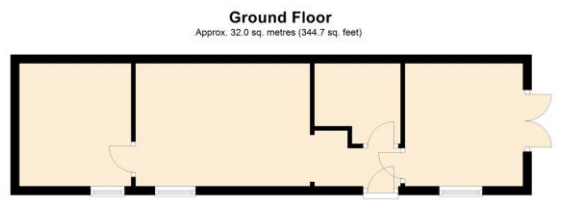
### COUNCIL TAX

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Total area: approx. 169.6 sq. metres (1825.5 sq. feet)  
Colwills  
Plan produced using PlanUp.



Total area: approx. 32.0 sq. metres (344.7 sq. feet)  
Colwills  
Plan produced using PlanUp.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>65</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
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