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Price £315,000

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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 right hand side opposite the pub.

Tree View Cottage, Fore Street

Stratton, Bude, Cornwall, EX23 9DA

Price £315,000

Tree View Cottage is a charming and deceptive Grade II listed, three-bedroom home nestled in the heart of the historic town of Stratton. Full of character and period features, this delightful cottage offers a unique blend of history and comfort.

Internally the property offers a dual aspect sitting room with stone feature fireplace with wood burner, dining hall, recently refitted kitchen with integrated appliances, three first floor bedrooms, modern shower room and a study/nursery accessed via the principal bedroom.

Outside there is an enclosed garden laid to lawn with path leading to a private secret South facing courtyard garden and a useful utility/store room.

DINING HALL
8' 6 (max)" x 18' 8" (2.59m x 5.69m) Entering via a solid timber door to the dining hall with wooden framed double glazed sash window to the front elevation, feature beams to the ceiling, feature exposed stone wall, stairs ascending to the first floor, radiator and useful storage cupboard.

SITTING ROOM
17' 4 (max)" x 11' 1" (5.28m x 3.38m) A beautiful cosy dual aspect reception room with wooden framed double glazed window to the side elevation overlooking the secret garden and matching french doors to the rear. Feature beams to the ceiling, stone fireplace with wooden mantle, slate hearth, Stovax wood burner and radiator.

KITCHEN
8' 6" x 10' 2" (2.59m x 3.1m) Wooden framed double glazed window and matching stable style door to the rear elevation. Feature beams to the ceiling, Delabole slate tiled flooring and Worcester wall mounted gas fired boiler.

The kitchen is finished with a matching range of light grey wall and base units with wood effect square edge worksurface, inset ceramic sink and drainer with mixer tap, Metro style tiled splashback. Integrated Bosch appliances comprise high level electric oven, fridge freezer and dishwasher.

FIRST FLOOR

A split level landing with roof light and door to useful storage cupboard. Doors serve the following rooms:-

BEDROOM ONE
10' 3" x 11' 2" (3.12m x 3.4m) Spacious double bedroom with wooden framed double glazed window to the side elevation with views over the Secret Garden and Stratton town. Loft hatch access, fitted wardrobes and radiator. Door and steps down to:-

STUDY
6' 10" x 19' 7" (2.08m x 5.97m) Wooden framed double glazed window to the side elevation overlooking the Secret Garden. Feature exposed stonewall, part restricted headspace and radiator.

BEDROOM TWO
8' 7" x 15' 5" (2.62m x 4.7m) A spacious double bedroom with wooden framed double glazed sash window to the front elevation. Radiator.

BEDROOM THREE
8' 0 (max)" x 11' 1" (2.44m x 3.38m) A single bedroom with a wooden framed double glazed window to the rear elevation overlooking the gardens. Radiator.

SHOWER ROOM
7' 4" x 7' 2" (2.24m x 2.18m) Attractive fully tiled walls and slate tiled flooring, wooden framed double glazed window to the rear elevation door to linen cupboard. Large shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and a heated towel rail.

UTILITY
6' 10" x 19' 7" (2.08m x 5.97m) Entering via a solid timber door with glazed windows to either side, beams to the ceiling, shower enclosure, space and plumbing for washing machine. space for tumble drier and

A photograph of a living room featuring a large stone fireplace with a wooden mantel and a red Stovax wood burner. The room has high ceilings with exposed wooden beams and a patterned rug. A blue armchair and a floral sofa are visible.

A photograph of a dining hall with a wooden table covered in a red and white striped tablecloth. The room has exposed wooden beams and a stone wall. A staircase leads up to the first floor.

slate tiled flooring.

OUTSIDE
To the rear of the property there is a stone walled enclosed garden which is laid to lawn with attractive shrubs and trees with stone path leading to a large secret South facing courtyard garden, stone faced raised flower bed and established shrubs.

COUNCIL TAX
Band B

SERVICES
All mains services are connected. FTTH

TENURE
Freehold

A photograph of a kitchen with white cabinets, a wooden countertop, and a sink. The room has exposed wooden beams and a window looking out onto a garden.

A photograph of a study or bedroom with a wooden desk, a chair, and a window. The room has exposed wooden beams and a patterned rug.

A photograph of a shower room with stone walls, a wooden mantel, and a red Stovax wood burner. The room has a tiled floor and a window.