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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100)

A

Not energy efficient - higher running costs

(1-20)

G

England, Scotland & Wales

EU Directive

2002/91/EC

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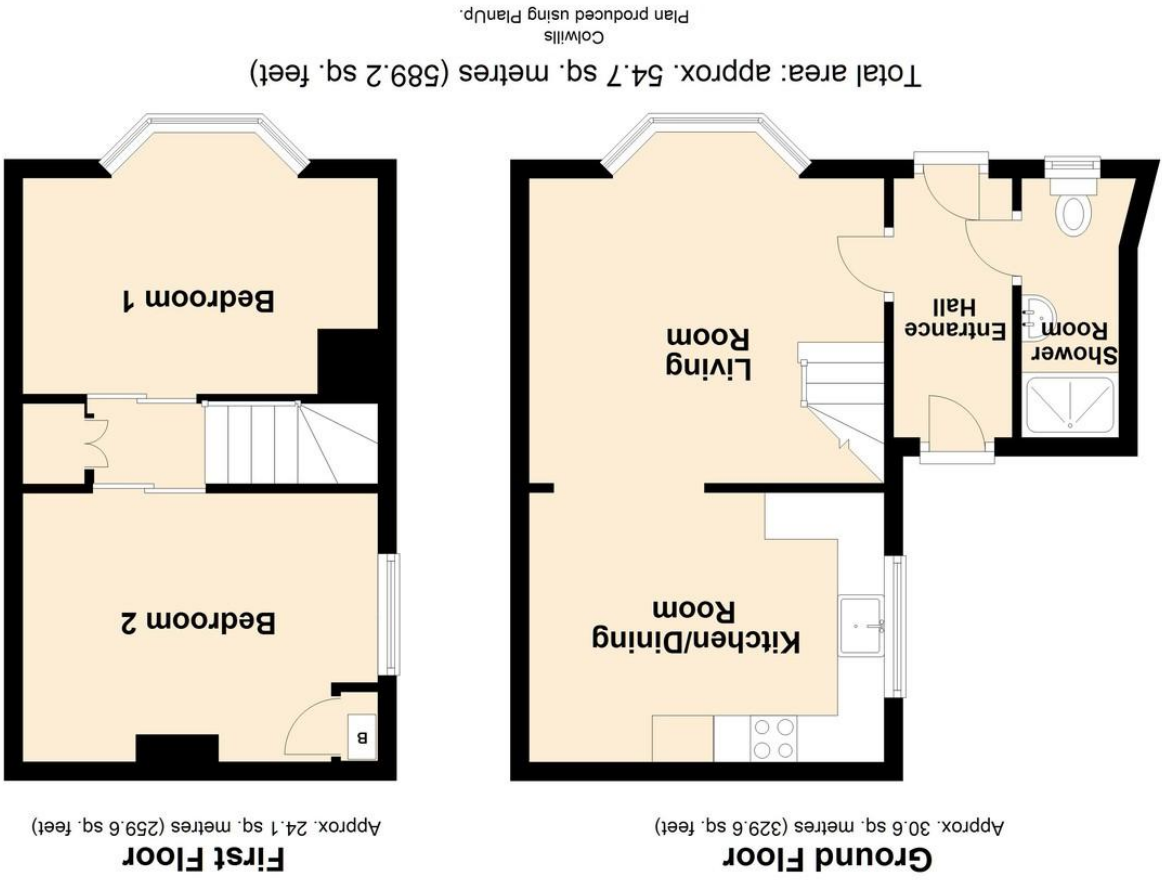
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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



The Property Professionals...

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3 Kerstowe Cottages, Fore Street

Stratton, Bude, Cornwall, EX23 9BZ

Price £249,950

Charming character cottage tucked away in a discreet location

Located in the heart of Stratton, close to the coastal town of Bude

Living room with a large bay window, kitchen/breakfast room with a wood burner

Two double bedrooms with vaulted ceilings and exposed roof timbers

Pretty, mature landscaped gardens

The property professionals

Award winning



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 second roundabout, take the second left onto the A39 and then turn right into Stratton. As you descend the hill, you will go over a small bridge, take the second left into Old Post Office Hill and continue straight up the hill, turn left into Fore Street and the entrance to Kerstowe Cottages will be found behind the door at Rattenbury House. (Please meet us in Rattenbury Gardens opposite Rattenbury House for viewings)

3 Kerstowe Cottages, Fore Street

Stratton, Bude, Cornwall, EX23 9BZ

Price £249,950

3 Kerstowe Cottages is a charming Grade II listed character cottage tucked away in an extremely private and unique location set behind a terrace of character houses in the heart of the ancient town of Stratton and only a few miles from the thriving coastal town of Bude.

The well presented accommodation briefly comprises; entrance hall with attractive feature stone wall, living room with a large bay window overlooking the pretty landscaped gardens, kitchen/breakfast room with a wood burner, two double bedrooms both with vaulted ceilings with exposed roof timbers and 'A' frames and a shower room.

Outside, the private pretty gardens are laid mainly to lawn with a decked seating area and well stocked and established flower beds.

ENTRANCE HALL

9' 2" x 4' 1" (2.79m x 1.24m) Entering via a wooden stable style door to the entrance hall, feature exposed stone wall with brick and timber lintel, natural stone tiled floor, radiator and wooden stable style door leading out to the rear garden. Doors serve the following rooms:-

SHOWER ROOM

8' 6" x 3' 5" (2.59m x 1.04m) Shower enclosure with an electric shower over, pedestal wash hand basin, WC, chrome wall mounted heated towel rail, tiled flooring and a UPVC obscure double glazed window to the rear elevation.

LIVING ROOM

12' 3" x 10' 9 plus bay window" (3.73m x 3.28m) Large UPVC double glazed bay window to the rear elevation with views over the beautiful and private landscaped gardens, open turning staircase ascending to the first floor, engineered oak wood flooring and radiator. Step upto:-

KITCHEN/BREAKFAST ROOM

12' 8" x 9' 2" (3.86m x 2.79m) Wooden glazed window to the side elevation with stone windowsill overlooking the pretty courtyard, fireplace with wooden lintel and an inset wood burner which sits on a slate hearth and slate tiled flooring.

The kitchen is finished with a range of matching base units with Apollo Slab Tech crushed cotton solid work surface over, matching upstand, under mounted Belfast sink with an incut drainer, attractive metro style tiled splash back, integrated Neff electric oven and touch control hob with extractor hood over, integrated under counter fridge and integrated washing machine.

FIRST FLOOR

Velux window to the side elevation and built in cupboard. Wooden ledge sliding doors serve the following rooms:-

BEDROOM ONE

12' 6" x 8' 00 plus bay window " (3.81m x 2.44m) Large UPVC double glazed bay window to the rear elevation with views over the beautiful and private landscaped gardens. A bright and spacious double bedroom with vaulted ceiling, exposed roof timbers, 'A' frames and radiator.

BEDROOM TWO

12' 9" x 9' 5" (3.89m x 2.87m) A double bedroom with a wooden framed glazed low level window to the side elevation overlooking the pretty courtyard with stone windowsill, cupboard housing the gas fired boiler and a vaulted ceiling with exposed roof timbers, 'A' frames and radiator.

OUTSIDE

To the rear of the property the beautiful mature and private landscaped gardens are enclosed by a stone wall and fence boundaries and laid mainly to lawn with a decked seating area with a shed and wood store, established vegetable bed to one side, gravelled seating area and large flower bed with selection of shrubs, bamboo and rose bush to provide year round colour.



COUNCIL TAX

Band B

SERVICES

All mains services are connected.

TENURE

Freehold

