





MEADOWS, POUNDFIELD LANE

Stratton, Bude, Cornwall, EX23 9BS

Price £599,950

- A spacious and well presented, detached family home
- In a sought after village location and only a short distance to Bude town centre
- Impressive countryside and village views
- 4-5 double bedrooms, 2 with ensuite, kitchen, dining room, and living room with log burner
- Garage, off road parking and available with no onward chain

A spacious and versatile family home, tucked away in a charming, quiet, semi rural cul-de-sac, backing onto open fields with countryside and village views over the river Strat.

The property is extremely spacious and offers the following well presented accommodation; entrance hall, living room with log burner, dining room, kitchen with views towards the church, four double bedrooms, two with ensuite shower rooms and a separate family bathroom.

Outside, there is extensive off-road parking behind an electric sliding gate, garage with electric door, low maintenance gardens to the rear which are mainly laid to gravel with a raised and very private decked seating area to the side.





COVERED PORCH

Entering the property via powder coated aluminium door with inset wood panel and stainless steel door pull, into the spacious and light inner hall with window to the side elevation.

ENTRANCE HALL

Attractive tiles to the floor with underfloor heating changing to engineered oak, wool carpeted stairs ascend to the first floor and doors serve the following rooms.

KITCHEN

11' 0" x 9' 9" (3.35m x 2.97m) The kitchen is fitted with a range of matching blue wall and base units with contrasting white worksurface over, inset double sink with mixer tap over, UPVC double glazed window to the rear elevation looking towards the village of Stratton.

Space and plumbing for dishwasher, American style fridge freezer and space for electric range style cooker with extractor over. Karndean herringbone flooring and inset spotlights.

DINING ROOM

15' 2" x 10' 10" (4.62m x 3.3m) A dual aspect dining room with windows to the front and side elevation and archway through to the kitchen, Karndean herringbone flooring and inset spotlights.

LIVING ROOM

15' 3" x 12' 1" (4.65m x 3.68m) A light and spacious living room with large double glazed window to the rear elevation with views across the countryside and the village of Stratton, engineered oak flooring and feature log burner.

BEDROOM 5 / OFFICE

11' 11" x 9' 6" (3.63m x 2.9m) Currently used as a child's play room but would lend itself to a home office or bedroom 5. UPVC double glazed window to the rear elevation and wall mounted radiator.

BEDROOM 4

11' 10" x 11' 9" (3.61m x 3.58m) A ground floor double bedroom with window to the rear elevation and door to:

ENSUITE SHOWER

8' 1" x 5' 7" (2.46m x 1.7m) Fitted with a corner shower enclosure with mains fed shower on a chrome riser, dual basins with chrome waterfall taps, vanity units below, low flush WC, inset spotlights, extractor and obscured windows to the side.

WC

5' 6" x 3' 0" (1.68m x 0.91m) Low flush WC and wash hand basin with vanity unit under, engineered oak flooring and extractor fan.

LANDING

Wool carpeted stairs with oak handrail and newel posts and glass balustrade ascend the first floor with a Velux window flooding the space with light.

BEDROOM 1

13' 3" x 12' 4" (4.04m x 3.76m) Double bedroom with UPVC double glazed window with electric blinds to the rear elevation enjoying views of Stratton village, the church and surrounding countryside. Door to built in wardrobe and door to ensuite.

ENSUITE

7' 8" x 5' 9" (2.34m x 1.75m) A recently fitted shower enclosure with mains fed shower and large soak head, low flush WC, wash hand basin with mixer tap over and vanity unit below, Karndean flooring, obscured double glazed window to the front elevation, inset spotlights, towel rail and underfloor heating.

BEDROOM 2

18' 3" x 8' 9" (5.56m x 2.67m) A dual aspect double bedroom with Velux window to the front elevation and double glazed dormer window with electric blinds to the rear, under eaves storage, inset spotlights and radiator.

BEDROOM 3

12' 7" x 6' 8" (3.84m x 2.03m) Another double bedroom with double glazed window to the rear and a wall mounted radiator.

FAMILY BATHROOM

10' 0" x 8' 0" (3.05m x 2.44m) A large freestanding bath with wall mounted taps, large wall mounted wash hand basin with vanity unit below, low flush WC and obscured double glazed window to the front elevation. Double shower enclosure with glass sliding door and low level shower tray and mains fed shower with large soak head. Wall mounted towel rail, heated tile flooring, inset spotlights and extractor fan.

GARAGE

17' 0" x 11' 0" (5.18m x 3.35m) Electric up and over door to the front and accessed from the drive, pedestrian door to the side, internally accessed from the hall. Space and plumbing for washing machine and tumble dryer with base units and worksurface over.

BASEMENT

Underneath the property there is a large storage space split into 3 separate areas, all with light and power connected. Wall mounted combi boiler.

OUTSIDE AND GARDENS

The property is approached via an electrically operated sliding gate, opening to an extensive drive way with parking for multiple vehicles, an electric charge point, sensor lighting and external power points.

To the front and the side are various seating areas including a raised deck with timber balustrade. The rear garden is mostly laid to gravel to provide low maintenance entertaining space or a quiet and private area to take in the countryside views.

SERVICES

All mains services are connected.
FTTP

COUNCIL TAX

Band E

TENURE

Freehold





Floor -1

Floor 0

Approximate total area⁽¹⁾

Floor 1

2317 ft²

215.1 m²

Reduced headroom

80 ft²

7.4 m²





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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

