



Townsend Cottage



Village Centre 0.1 mile - Bude 2.4 miles -
Widemouth Bay 5.1 miles

A delightful 2/3 bedroom semi-detached thatched cottage set within the sought after village of Stratton.

- Charming Semi-Detached Thatched Cottage
- Popular Village Position
- 2/3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Enclosed Rear Garden
- Council Tax Band: B
- Freehold

SITUATION

The property occupies a prominent position in the desirable village of Stratton with its primary school, medical centre and hospital, village store and two public houses. The town of Bude is 2.4 miles to the west with a choice of extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes, a variety of shops, and many leisure activities close at hand.

DESCRIPTION

A charming Grade II listed thatched cottage of stone and cob construction with wooden windows.

Stepping into the cottage via the stable door, you are immediately greeted by a sense of warmth and character that continues throughout the home. The kitchen has been recently improved, fitted with a range of units, worktops with an inset sink, space for a range cooker with an extractor hood over, integrated dishwasher and space for appliances.

The ground floor offers a choice of inviting living spaces. The dining area is full of rustic charm, with exposed ceiling beams, flagstone flooring, and a feature stone fireplace. The adjoining living room is equally full of character, centred around a wood-burning stove set within a traditional fireplace. The flagstone flooring continues, and large windows to the front elevation flood the room with natural light. A useful porch/storage area offers practical access to the front entrance which is currently used for storage. The ground floor is completed by a bathroom with a bath, shower, WC and a wash hand basin.

Upstairs, the character continues with exposed roof timbers and vaulted ceilings in the principal bedroom, creating a striking first impression. Two further bedrooms offer flexible accommodation, ideal for family, guests or home working. Bedroom 3 is located off the Bedroom 1 and would offer excellent, dressing room/study space if required.

OUTSIDE

To the rear of the property lies a particularly attractive and fully enclosed south-facing walled garden, predominantly laid to lawn and bordered with mature shrubs and colourful plants, offering a high degree of privacy. A paved seating terrace provides the perfect setting for alfresco dining. In addition there is a useful storage shed, space for a hot tub, summerhouse and a workshop.

There is a pedestrian gate providing access to the street.

The property does not have parking but there is on road parking available.

SERVICES

Mains electricity, water and drainage. Solid Fuel burning stoves and electric heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

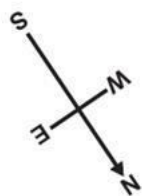
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com: ///rips.cleansed.rescuer

Guide Price £400,000



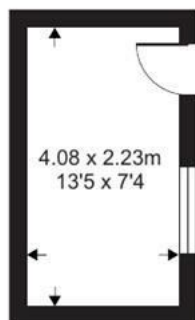


Approximate Area = 1154 sq ft / 107.2 sq m

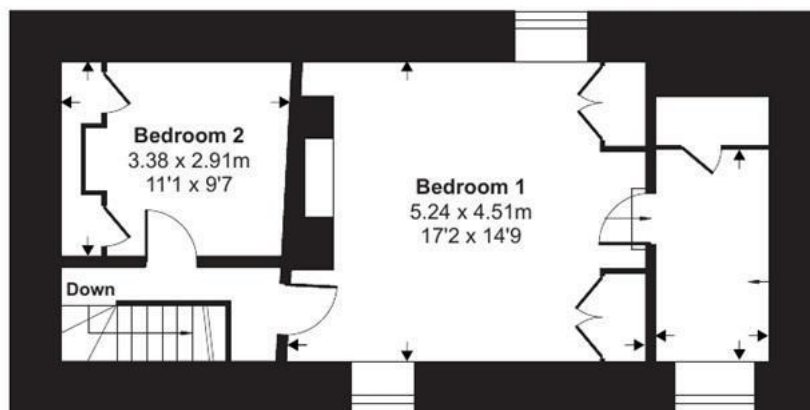
Outbuilding = 116 sq ft / 10.8 sq m

Total = 1270 sq ft / 117.8 sq m

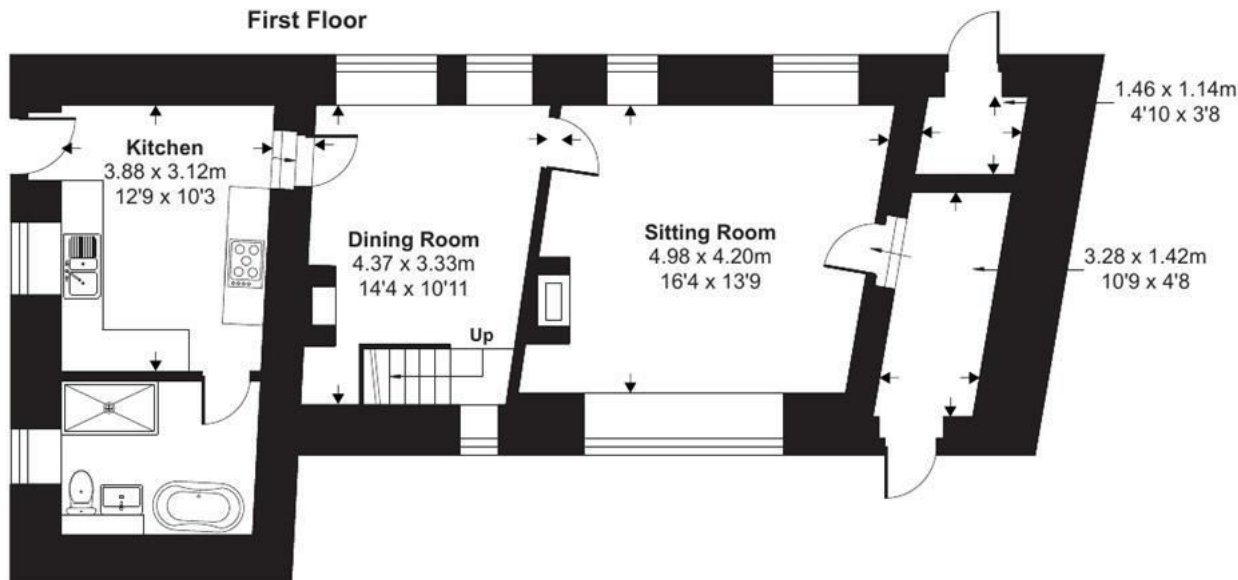
For identification only - Not to scale



Outbuilding



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1277247

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	38	51
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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