





Located at the end of a no through road is this split level detached individual home circa 173 square meters, sitting on a plot circa 0.50 of an acre of comprising of largely landscaped gardens. The home offers 3/4 bedrooms and 3 reception rooms. Subject to planning permission the plot has development potential for an additional dwelling or alternatively the whole site has potential to be redeveloped subject to planning.

You enter into a porch which opens into the ground floor hallway with a staircase and W/C leading off. Overlooking the gardens is a useful study/ bedroom. A further door takes you through to the family room with French doors opening out to the landscaped patio and garden. Beyond here is the refitted kitchen with a range of modern eye and base level units with a range of integrated appliances. The kitchen adjoins a separate dining area with French doors opening out to the garden. A utility room offers space for white goods and has a door out to the garden.

Leading off the half landing is access to the 3 double bedrooms and a bathroom. The master bedroom is dual aspect and has a range of built in wardrobes and en-suite shower room. French doors open out to the rear garden. Bedrooms 2 & 3 are double bedrooms with plenty of room for furniture. The bathroom has been refitted with a 3 piece suite including a shower over the bath. Off the top landing is a generous sitting room with double glazed windows overlooking the front garden. To one side is an open fire place.

The property is approached over a tarmac driveway offering plenty of off road parking. The front garden is level with an area of lawn with a patio area adjoining the ground floor. The garden sweeps down the side of the property with a range of mature trees and shrubs plus extra seating areas. The rear garden is a generous size and is mainly laid to lawn with decking, flower borders and a pond adjoining the master bedroom. Within the garden are various sheds, outbuildings and a workshop.



- Individual detached home
- Flexible accommodation offering 3/4 bedrooms
- 3 reception rooms

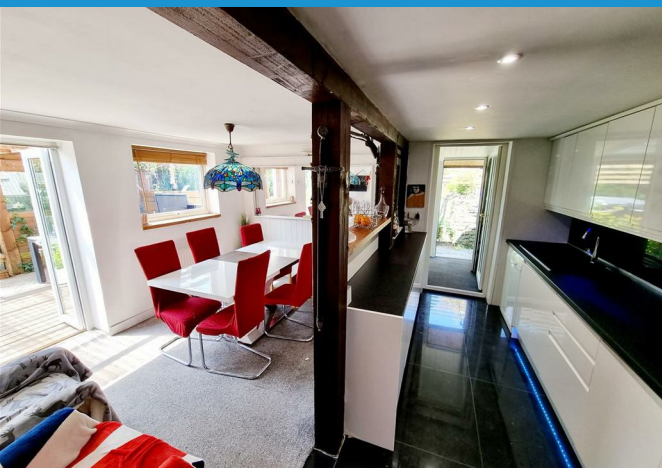
- Large sitting rooms with an elevated view
- Refitted kitchen with integrated appliances
- Generous private gardens to the front and rear

- Ample off road parking
- Walking distance to amenities
- Convenient for Bude and its several beaches

Situation

Stratton is an attractive Cornish village offering good access to Bude and the lush sandy beaches of the North Cornish coast alongside Holsworthy in the other direction and Launceston beyond. The village offers 2 Public Houses, a historic Church, Primary School, local store, doctors and medical centre. Beyond Stratton is the popular town of Bude with a range of independent and national shops. There is also a popular secondary school and private school. Bude offers recreational facilities such as a tennis club, cricket club, golf course and a community run sea pool. Bude is within walking distance of several beaches including Summerleaze, Crooklets and Widemouth Bay beyond.





Entrance Porch
7'3" x 3'1" (2.22m x 0.96m)

Hallway
7'1" x 5'8" (2.16m x 1.75m)

W/C
5'2" x 3'1" (1.58m x 0.94m)

Study/Bedroom 4
8'0" x 7'10" (2.45m x 2.41m)

Family Room
18'2" x 9'10" (5.55m x 3.00m)

Kitchen
13'0" x 6'6" (3.97m x 1.99m)

Dining Room
12'10" x 8'3" (3.93m x 2.53m)

Utility Room
14'9" x 5'5" (4.5m x 1.67m)

First Floor Landing
18'0" x 3'1" (5.51m x 0.94m)

Bedroom 1
16'9" max x 9'6" (5.11m max x 2.90m)
excluding wardrobes

En-Suite
9'8" x 3'11" (2.97m x 1.20m)

Bedroom 2
13'3" x 9'8" (4.05m x 2.95m)

Bedroom 3
11'10" x 9'10" (3.62m x 3.00m)

Bathroom
6'10" x 6'9" (2.10m x 2.06m)

Second Floor Landing

Sitting Room
26'8" x 13'6" (8.13m x 4.13m)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band E.

Agent Note
Please note the hot tub in NOT included within the sale of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.