





THE COTTAGE, SPICERS LANE

Stratton, Bude, Cornwall, EX23 9DR

Price £850,000

- Spacious and well appointed attached sympathetically extended cottage
- Located close to Bude town, schools and local beaches
- Three stunning reception rooms, impressive kitchen/dining/family room with Aga
- Four bedrooms, ensuite to principal and guest bedroom, separate bathroom
- Beautiful mature landscaped gardens, carport and separate home office

The Cottage is a truly exceptional home that seamlessly blends historic character with contemporary design, offering a rare opportunity to enjoy period charm alongside modern luxury. The original part of the property, dating back to the 1800s, has been thoughtfully preserved, showcasing an abundance of characterful features including beautifully painted ceiling beams, softly rounded window reveals, and deep set slate window seats creating inviting spaces within both the sitting room and the formal dining room.

To the rear, a striking modern extension transforms the home into a superb space for contemporary living. At its heart lies a stunning open plan kitchen, dining, and family room, designed with both everyday life and entertaining in mind. The kitchen is beautifully appointed and centred around a traditional four-oven AGA, combining timeless style with exceptional functionality, 3.9m wide windows and French doors open out onto the cobbled courtyard and landscaped gardens.

There is a useful boot room and utility as well. From the main hub of the house stairs ascend to the impressive living room, where a vaulted ceiling creates a wonderful sense of volume and light, complemented by a wood-burning stove that adds warmth and atmosphere. Throughout the ground floor, exquisite limestone flooring ties the spaces together with understated elegance.

Upstairs, a split-level landing adds architectural interest and leads to four beautifully appointed bedrooms. The principal suite is particularly impressive, featuring a Juliet-style balcony that enjoys delightful views over the courtyard and the meticulously landscaped gardens, along with a luxurious ensuite and a walk-in wardrobe. A well proportioned guest bedroom also benefits from its own ensuite, while the remaining two bedrooms are served by a stylish and well appointed family bathroom.

Externally, the property continues to impress. A carport with sliding doors opens onto the cobbled courtyard, providing additional parking. The split-level walled garden has been thoughtfully landscaped to create a variety of attractive seating areas, including a central lawn, a terrace accessed from the living room, also accessed from the courtyard, vegetable gardens. Additional outbuildings include a useful external home office, a store room, and wood stores.





DIRECTIONS

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted towards Stratton and proceed down into Stratton you pass the Hospital on the right, follow the road around a sharp left-hand corner over the bridge, past the Kings Arms turning just after the bus shelter into Spicers Lane. The property will be located a short distance along on the left-hand side.

SITTING ROOM

14' 5" x 11' 3" (4.39m x 3.43m) Entering via a solid wooden door into a charming and cosy formal sitting room, featuring characterful painted ceiling beams and a recessed alcove with an oak display shelf. To the front elevation are two wooden framed double glazed windows with attractive rounded reveals and slate tiled window seats. A striking brick fireplace recess with a wooden lintel and slate hearth houses a freestanding wood burning stove, creating a warm focal point, limestone flooring and a traditional cast iron radiator.

DINING ROOM

13'3 max' 11'00 min" x 12' 11" (4.24m x 3.94m) A delightful formal dining room with characterful painted ceiling beams, two wooden framed double glazed windows to the front elevation, both featuring attractive rounded reveals and slate tiled window seats. A feature brick fireplace recess with a wooden lintel and slate hearth provides a focal point to the room, limestone flooring and a traditional cast iron radiator.

HALL

Oak turning staircase ascending to the first floor with a wooden framed double glazed window to the side elevation. Inset lighting, limestone flooring with underfloor heating and a useful cupboard housing the wall mounted consumer unit, Cat6 cabling and fibre connection.

CLOAKROOM

4' 8" x 3' 5" (1.42m x 1.04m) Inset lighting, wall hung vanity unit with wash hand basin with mixer tap, wall hung toilet bowl with concealed cistern, slate shelf and limestone flooring with underfloor heating.

BOOT ROOM

7' 00" x 4' 00" (2.13m x 1.22m) Wooden framed part double glazed stable style door to the side elevation, inset lighting and limestone flooring with underfloor heating.

KITCHEN/DINING/FAMILY ROOM

22' 7" x 18' 9" (6.88m x 5.72m) A stunning, light filled open plan living space arranged in distinct zones,

featuring an impressive 3.9m wide expanse of wooden framed double glazed windows and French doors that overlook and provide direct access to a beautifully cobbled, wall enclosed courtyard and driveway. Twin electrically operated Velux windows to the side elevation further enhance the sense of light and space. Inset lighting, a wall-mounted air conditioning unit, high level power and data points, elegant limestone flooring with underfloor heating.

The kitchen area is superbly appointed with a bespoke range of oak painted wall and base units, complemented by Quartz work surfaces and matching upstands. A substantial central island incorporates an undermounted ceramic sink with an extendable chrome mixer tap, along with seating for four. A useful larder style cupboard provides additional storage. The kitchen's focal point is the electric four-oven Aga with electric hob, a full-height integrated fridge, freezer, and dishwasher.

UTILITY ROOM

11' 1" x 6' 2" (3.38m x 1.88m) Electrically operated Velux window, wooden framed part double glazed stable style door to the side elevation, inset lighting and limestone flooring with underfloor heating.

The utility is finished with a range of matching oak painted wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Wall mounted Alpha gas fired boiler and cupboard houses the pressurised hot water cylinder.

LIVING ROOM

21' 8" x 16' 4" (6.6m x 4.98m) An impressive reception room featuring a striking vaulted ceiling with exposed oak ridge beam and two electrically operated Velux windows, enhancing the sense of light and space. A 2.5m wide wooden framed window, together with French doors, provides a seamless connection to the paved, walled terrace seating area. Inset lighting, a recessed brick fireplace with wooden lintel and slate hearth housing a Contura wood burning stove, and limestone flooring with underfloor heating.

FIRST FLOOR

A characterful split level landing with underfloor heating and featuring electrically operated Velux windows to the side elevation. A linen cupboard with slatted shelving, also houses the underfloor heating manifolds. Oak doors serve the following rooms:-

BEDROOM ONE

17' 5" x 15' 4" (5.31m x 4.67m) An impressive principal suite comprising a spacious double bedroom featuring an exposed oak ridge beam and inset lighting. A 3.5m-wide wooden framed double glazed window, together with sliding doors opening to a Juliet style balcony, enjoys delightful views over the beautifully landscaped gardens. The room also benefits from a wall mounted air conditioning unit and

underfloor heating. Door to:-

WALK IN WARDROBE

9' 1" x 5' 5" (2.77m x 1.65m) Inset lighting, fitted shelving, hanging rails, underfloor heating and a cupboard housing the underfloor heating manifolds.

ENSUITE

9' 5" x 7' 00" (2.87m x 2.13m) Electrically operated Velux window to the rear elevation, inset lighting, fully tiled walls and tiled flooring with underfloor heating, frameless shower enclosure with soak head shower and separate hand attachment, wall hung vanity unit with wash hand basin with mixer tap, wall hung toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

BEDROOM TWO

14'00 max' 10'11 min" x 10' 11" (4.52m x 3.33m) A beautifully presented guest double bedroom featuring a wooden framed double glazed window to the front elevation with an attractive slate window sill. Inset lighting, underfloor heating and a loft hatch access.

ENSUITE

10' 5" x 3' 8" (3.18m x 1.12m) Wooden framed double glazed window to the rear elevation, inset lighting, fully tiled walls and tiled flooring with underfloor heating, shower enclosure with soak head shower and separate hand attachment, wall hung vanity unit with wash hand basin with mixer tap, wall hung toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

BEDROOM THREE

12' 5" x 8' 7" (3.78m x 2.62m) A spacious double bedroom with inset lighting, underfloor heating and a wooden framed double glazed window to the front elevation with slate window sill.

BEDROOM FOUR

9' 5" x 7' 4" (2.87m x 2.24m) A single bedroom with inset lighting, underfloor heating and a wooden framed double glazed window to the rear elevation with slate window sill overlooking the beautiful landscape gardens.

BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) Wooden framed opaque double glazed window to the front elevation, inset lighting, fully tiled walls and tiled flooring with underfloor heating, panel enclosed bath with mixer tap, shower enclosure with mains fed shower, wall hung vanity unit with wash hand basin with mixer tap, wall

hung toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

OUTSIDE

A carport with sliding doors opens onto the cobbled courtyard, providing additional parking. The split-level walled garden has been thoughtfully landscaped to create a variety of attractive seating areas, including a central lawn with a water feature, a terrace accessed from the living room, and a larger lawn with vegetable gardens, raised beds, a potting shed, and a greenhouse.

CARPORT

17' 8" x 8' 6" (5.38m x 2.59m) Sliding doors to the rear opening onto the cobbled courtyard for additional parking.

OFFICE

11' 3" x 10' 00" (3.43m x 3.05m) Wooden framed double glazed window and door to the side elevation. Exposed timbers, slate shelf, wall mounted electric heater.

STORE

9' 3" x 5' 3" (2.82m x 1.6m) Wooden framed glazed window and door, wall mounted electric heater.

COUNCIL TAX

Band E

SERVICES

All mains services are connected

TENURE

Freehold





Approximate total area⁽¹⁾

2494 ft²

231.6 m²





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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