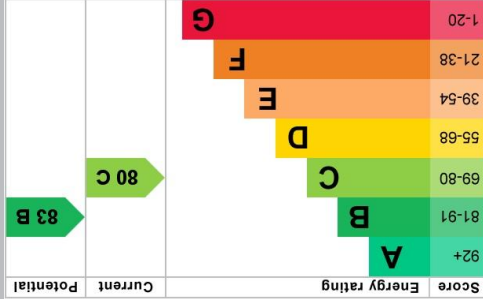


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



The Property Professionals...

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The Clock House , Hillhead

Stratton, Bude, Cornwall , EX23 9AL

Price £425,000

- Substantial and versatile detached family home
- Located in the popular market town of Stratton, close to schools and amenities
- Living room with wood burner, kitchen dining room, utility
- Five generous double bedrooms, two with ensembles, separate family bathroom
- Allocated off road parking, landscaped gardens and detached garden room



The property professionals

The Clock House , Hillhead

Stratton, Bude, Cornwall , EX23 9AL

Price £425,000

The Clock House is an impressive modern detached family residence, providing substantial and versatile living accommodation that is remarkably larger than its attractive exterior appearance suggests.

Located within the popular market town of Stratton, the property is conveniently located close to well-regarded schools and local amenities, with the thriving coastal town of Bude and its stunning beaches just a short drive or walk.

The well presented property offers an entrance porch and reception hall, cloakroom, triple aspect living room with wood burner, kitchen dining room with French doors leading out to the landscaped gardens, utility, ground floor bedroom five with ensuite. Upstairs, a spacious landing offers excellent flexibility and could be utilised as a reading nook, study area, or children's play space. The first floor also features four generous double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there is attractive landscaped garden with a detached garden room lending itself perfectly to use as a social space, gym, studio, or workspace. There is also an allocated parking space located on the opposite side of the road.

PORCH

8' 00" x 4' 8" (2.44m x 1.42m) Entering via an UPVC double glazed door to the entrance porch with UPVC double glazed windows to the front and side elevations. Door to:-

RECEPTION HALL

12' 4" x 11' 2" (3.76m x 3.4m) Entering via a double glazed door with matching fixed side panel to the generous reception hall, turning the staircase ascending to the first floor, coved ceiling and radiator. Doors serve the following rooms.

CLOAKROOM

5' 10" x 3' 6" (1.78m x 1.07m) Coved ceiling, wall mounted wooden shelf with feature glass leaf design wash hand basin with glass waterfall tap, push button low flush WC and wall mounted heated towel rail.

LIVING ROOM

26' 10" x 12' 8" (8.18m x 3.86m) A bright and spacious triple aspect reception room with UPVC triple glazed windows to the front and side elevations offering views across the garden and surrounding street scene. Aluminium double glazed bi-fold doors to the rear which lead out to the brick paved seating area and landscaped gardens. Coved ceiling, slate hearth with wood burner, feature stone tiled back and two radiators.

KITCHEN/DINING ROOM

24'3 max' 12'9 min" x 14'3 max' 8'2 min" (7.62m x 4.47m) A bright and spacious triple aspect room with UPVC double glazed windows to the rear and side elevations and UPVC double glazed French doors leading out to a covered seating area and landscaped gardens. Inset lighting, feature pendant lighting, underfloor heating and radiator.

The kitchen is finished with a wide range of wall and base units with fitted wooden work surface, under mounted Belfast style sink with chrome mixer tap, large central island, display cupboards and shelving, integrated dishwasher, space for range style cooker with extractor canopy and space for American style fridge freezer.

UTILITY ROOM

8' 10" x 5' 9" (2.69m x 1.75m) UPVC double glazed window and door to the side elevation, fitted with a range of matching wall and base units with wooden work surface, space and

plumbing for washing machine and space for tumble dryer.

GROUND FLOOR BEDROOM FIVE

12' 00" x 9' 5" (3.66m x 2.87m) A bright and spacious ground floor bedroom with UPVC triple glazed window to the front elevation with views over the front garden. Coved ceiling, radiator and door to airing cupboard housing the Worcester gas fired combi boiler and slatted shelving. Door to:-

ENSUITE

7' 3" x 2' 10" (2.21m x 0.86m) UPVC opaque double glazed window to the side elevation, coved ceiling, shower enclosure with electric shower and aqua panelling, pedestal wash hand basin, toilet bowl with concealed cistern and a wall mounted heated towel rail.

FIRST FLOOR LANDING

20' 10" x 11' 1" (6.35m x 3.38m) A bright and versatile dual aspect landing with UPVC triple glazed window to the front elevation and UPVC double glazed French doors to the rear which open out onto the balcony seating area. Radiator and loft hatch access. Perfect area to sit and read a book, home office space or even the children's play area.

BALCONY

9' 9" x 5' 1" (2.97m x 1.55m) Stainless steel and glass balustrade and outside feature lighting.

BEDROOM ONE

14' 1" x 12' 8" (4.29m x 3.86m) A bright and spacious principle double bedroom with a UPVC double glazed window to the rear elevation overlooking the landscaped gardens. Coved ceiling and radiator.

WARDROBE

6' 2" x 4' 00" (1.88m x 1.22m) With automatic light, hanging rail, shelving and radiator.

ENSUITE

6' 3" x 5' 9" (1.91m x 1.75m) UPVC opaque double glazed window to the side elevation, inset lighting, quadrant shower enclosure with a mains fed shower, aqua panelling, vanity unit with inset wash hand basin, toilet bowl with concealed cistern and a chrome wall mounted heated towel.

BEDROOM TWO

12' 8" x 12' 2" (3.86m x 3.71m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens and street scene. Coved ceiling, built in double wardrobe and radiator.

BEDROOM THREE

12' 9" x 9' 9" (3.89m x 2.97m) A bright and spacious dual aspect double bedroom with UPVC triple glazed windows to the front and side elevations offering views over the gardens and street scene. Coved ceiling and radiator.



BEDROOM FOUR

12' 8" x 10' 5" (3.86m x 3.18m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the landscaped garden. Coved ceiling and radiator.

BATHROOM

9' 5" x 5' 10" (2.87m x 1.78m) UPVC opaque double glazed window to the side elevation, coved ceiling, inset lighting, half height wood panelling to the walls, claw foot freestanding bath with telephone mixer attachment, quadrant shower enclosure with a mains fed shower, pedestal wash hand basin, WC and radiator with towel rail.

OUTSIDE

The front garden is laid to lawn with path leading to the front door, range of shrubs and hedging plants. Wooden gate to the side with path leads to the rear landscaped gardens which are laid mainly to lawn with established and pretty flower beds, a brick paved seating area which can be accessed from the living room and kitchen dining room. Useful wooden shed to one side. Composite decked area with space for hot tub. Plum slate path leads to the detached garden room.

GARDEN ROOM

22' 9" x 11' 4" (6.93m x 3.45m) UPVC double glazed windows to the front and side elevations and UPVC double glazed French doors. Inset lighting and wooden bar with granite top.

SIDE STORE

11' 3" x 6' 1" (3.43m x 1.85m) UPVC double window to the front elevation and UPVC double glazed door to the rear.

PARKING

There is an allocated parking space located on the opposite side of the road.

COUNCIL TAX

Band F

SERVICES

All mains services are connected

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude follow the main road out of the town towards the A39 turning left at the roundabout, following the road along and around the sharp left-hand bend; the property will be located on the left hand side. For viewings we would suggest parking in the free carpark opposite, next to AW Bent.

