



# Brookside

Diddies, Bude, Cornwall, EX23 9NF

KIVELLS

# Brookside

Diddies, Bude, Cornwall, EX2 9NF

£695,000 Guide Price

Charming three bedroom detached cottage and self-contained one bedroom annex

---

Beautifully maintained gardens exceeding half an acre

---

Double garage and ample driveway parking

---

Occupying a superb, quiet position close to Bude

---

Characterful features throughout

---

EPC Rating: D (House) & C (Annex)

---



## Description

Brookside is a charming three-bedroom detached cottage with a self-contained one-bedroom annexe, set in beautifully maintained gardens extending to over half an acre. Occupying a superb, quiet position on the edge of Stratton, the property is ideally suited to a plethora of buyers, offering excellent potential for multigenerational living or additional source of income.

The house briefly comprises a living room, kitchen, utility, cloakroom and conservatory opening directly onto the gardens. Upstairs, there are three well-proportioned bedrooms (including a master with en-suite) and a family bathroom. The self-contained annexe offers a spacious open-plan kitchen/living area, conservatory, double bedroom, and shower room. There is further potential to extend the annexe, subject to obtaining the necessary planning consents.

The property is approached via gates that open onto a generous brick-paved driveway providing ample parking and access to a double garage. The gardens are chiefly laid to lawn and complemented by established flower borders with mature trees and shrubs, all offering a high degree of privacy and seclusion. A gently flowing stream meanders through the grounds, with several footbridges connecting to different areas.

To the far side of the garden lies a small meadow backing onto open farmland, enjoying elevated views across to Stratton. Adjacent to the annexe is a productive vegetable and herb garden with raised beds, greenhouse and polytunnel.

An internal viewing is highly recommended to fully appreciate the charm, flexible accommodation and setting of this unique home.

## Situation

Brookside enjoys a delightful position within walking distance of the charming ancient market town of Stratton, which offers a convenient range of local amenities. It is ideally situated for easy access to the popular coastal town of Bude, renowned for its wide variety of shopping, schooling and recreational facilities, as well as an 18-hole links golf course. Bude is celebrated for its stunning areas of outstanding natural beauty, with popular beaches just 5 miles away, providing an array of water sports, leisure activities and breathtaking cliff-top coastal walks.

The bustling market town of Holsworthy lies approximately 10 miles inland, while the town of Bideford, situated 28 miles to the northeast, offers convenient access to the A39 North Devon Link Road, connecting to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton, located on the edge of Dartmoor National Park, is around 30 miles away and offers a direct link via the A30 to the cathedral city of Exeter.

## Accommodation

### HOUSE

Entrance via a wooden door into: -

### LIVING ROOM

Dual aspect with windows to the front and side elevations. Space for a range of living room furniture and dining table. Exposed wooden beams, wooden flooring, multi-fuel burner with slate surround and radiators.

### KITCHEN

Dual aspect with a window to the rear elevation and conservatory. A range of base and eyelevel units with a worksurface above and central island providing further storage. Inset stainless-steel 1.5 bowl sink with mixer tap and drainer. STOVES gas hob with extractor fan above and twin eyelevel oven. Integrated dishwasher and space for a freestanding fridge/freezer. Tiled floor flooring and exposed wooden beams.

### UTILITY ROOM

Space and plumbing for a washing machine/tumble dryer. Tile effect laminate flooring.

### CLOAKROOM

Obscure window to the rear elevation. Close coupled WC and pedestal hand wash basin. Tile effect laminate flooring, exposed wooden beam and radiator.

### CONSERVATORY

Windows to the front and side elevations with French doors giving direct access to the garden. Tile effect laminate flooring and radiator.

Stairs rise to first floor: -

### LANDING

Window to rear elevation and access to all rooms on the first floor. Exposed wooden beams, fitted carpet and loft hatch.

### BEDROOM ONE

Dual aspect with windows to the side and rear elevations. Space for a king size bed and a range of bedroom furniture. Built in wardrobes, access to walk-in wardrobe, fitted carpet and radiator.

### EN-SUITE SHOWER ROOM

Three-piece suite comprising a close coupled WC, pedestal hand wash basin and shower with glass shower screen. Laminate flooring and radiator.

### BATHROOM

Obscure window to the side elevation. Bathroom comprising a close coupled WC, vanity unit with inset sink, bath and shower with glass shower screen. Laminate flooring, heated towel rail and spotlighting.

### BEDROOM THREE

Window to the front elevation. Space for a double bed and bedroom furniture. Fitted carpet and radiator.

### BEDROOM TWO

Window to the front elevation. Space for a double bed and a range of bedroom furniture. LVT flooring and radiator.



**ANNEXE**

Entrance via a door through the conservatory: -

**CONSERVATORY**

French doors giving direct access to the garden. Vinyl flooring. Door into: -

**OPEN PLAN KITCHEN / LIVING AREA**

Dual aspect with windows to the front and rear elevations. A range of base units with a worksurface above and stainless-steel inset sink with drainer. Space for a range of furniture, laminate flooring and radiator.

**SHOWER ROOM**

Obscured window to the rear elevation. Three-piece suite comprising a close couple WC, pedestal hand wash basin and shower with glass shower screen and tiled surround. Laminate flooring and radiator.

**BEDROOM**

Window to the front elevation. Space for bedroom furniture. Fitted carpet and radiator.

**OUTSIDE**

The property is approached via double entrance gates opening onto a brick-paved driveway, offering ample parking and leading to the double garage.

The gardens extend to over half an acre, chiefly laid to lawn, complemented by well-established flower beds as well as mature trees and shrubs that provide excellent privacy and seclusion. A gently flowing stream winds its way through the grounds, crossed by several bridges that connect to different areas of the garden.

To the far side lies a small meadow backing onto open farmland, offering elevated rural views across to Stratton. Adjacent to the annexe is a productive vegetable and herb garden with raised beds and a 10' x 8' aluminium-framed greenhouse. Additional features include a detached workshop/store (19'1" x 11'3") with power connected and polytunnel measuring 29' x 14' with a mains water connection.



Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

189.1 m<sup>2</sup>  
2037 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## Services

Mains gas, water and electricity. Private collective drainage. Gas central heating.

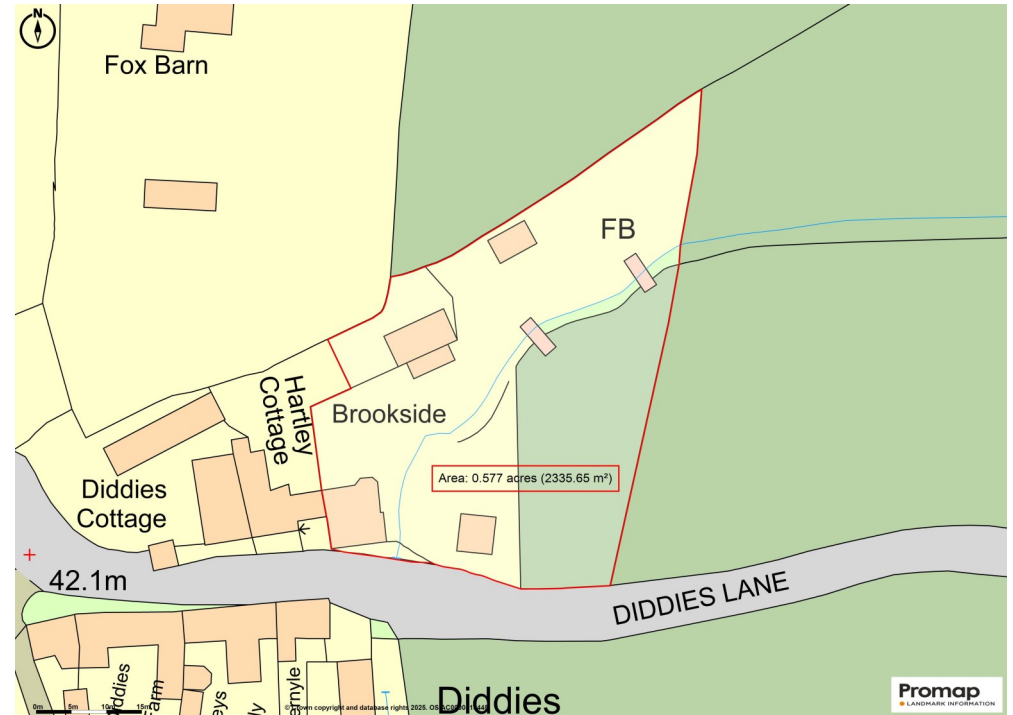
-  EE Rating - D (House) & C (Annex)
-  Council Tax Band - D (House) & C (Annex)
-  Directions  
What3Words - ///enhancement.regarding.awakening
-  Virtual Tour  
Available upon request.

## Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.





Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ [bude@kivells.com](mailto:bude@kivells.com)

🌐 [kivells.com](http://kivells.com)

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)



Scan for material  
Information