



An Garth

Stratton Road, Bude, Cornwall, EX23 8AQ

KIVELLS

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£675,000 Guide Price

Detached 3-bedroom bungalow with an adjoining 2/3-bedroom annexe, offering flexible multigenerational living or rental potential

Set on a generous plot over one-third of an acre in a highly desirable location, within walking distance to local amenities and schools

Stunning mature gardens offering seasonal bursts of colour and interest with private garden for annexe

Spacious and well-maintained accommodation throughout

EPC Rating: C and C



Accommodation



An Garth

DESCRIPTION

An exciting opportunity to acquire this well-presented detached three-bedroom bungalow with an adjoining two/three-bedroom annexe, set within a generous plot exceeding one-third of an acre in a highly desirable and convenient location. Just a short walk from local amenities and both primary and secondary schools, this spacious home offers exceptional versatility for multigenerational living, guest accommodation, or potential rental income.

Built approximately 25 years ago by the current owners, this timber frame property has been thoughtfully maintained and offers spacious and flexible accommodation throughout, benefitting from gas central heating, UPVC double glazing, and extensive off-road parking via a generous driveway.

The main house comprises a light-filled entrance hall leading to a well-equipped kitchen/dining room, a utility room, and a generous living room with log-burning stove and garden views. There are three double bedrooms, two bathrooms, and office.

Outside, the property boasts stunning mature gardens, rich with colour and character. The grounds also include an area housing a static caravan, further enhancing the flexibility of the property.

The adjoining annexe is equally well presented, featuring an open-plan kitchen/dining and living area, bathroom, two/three bedrooms, a private parking area, and a low-maintenance garden, making it ideal for relatives, guests, or independent living.

This rare and versatile home presents a unique opportunity in a sought-after location.

ENTRANCE

Composite part double-glazed door with side lights leading into a spacious entry with vaulted ceiling emphasizing the feeling of space. Directional recess spotlights, radiator, carpet tiled flooring, storage cupboard and doors to:

KITCHEN/DINING ROOM

A range of matching base-level units with work surface over incorporating composite sink/draining unit, space for electric oven with hob over and extractor hood above, further space for freestanding fridge/freezer. uPVC double-glazed windows to the front and side aspect, ceiling lights, larger cupboard, dishwasher, radiator, laminate flooring. Door to:





LIVING ROOM

Generously proportioned reception room offering uPVC double glazed window to the front aspect and sliding doors to the rear overlooking the gardens. The reception room boasts ample space for living room furniture, feature log burning stove with slate hearth and backing, ceiling light, radiators and timber flooring.

BEDROOM TWO

Double bedroom with uPVC double-glazed window to the rear aspect overlooking the garden, ceiling light, recess for wardrobes, radiator, fitted carpet.

BEDROOM THREE

Double bedroom with uPVC double-glazed window to the rear aspect overlooking the garden, ceiling light, recess for wardrobes/furniture, radiator, fitted carpet.



INNER HALL

uPVC double-glazed window to the rear aspect, loft hatch access, wall lights, wood-effect flooring, doors to:

BEDROOM ONE

Good-sized double bedroom with uPVC double-glazed window to the front aspect overlooking the garden, ceiling light, floor-to-ceiling built in wardrobes, ample space for bedroom furniture, radiator, fitted carpet.

SHOWER ROOM

Modern three-piece suite comprising walk-in shower enclosure with tiled splash-backing, vanity unit with inset handwash basin with electric mirror over, and WC. uPVC double-glazed obscured window to the front aspect, ceiling light, chrome heated towel rail, wood-effect flooring.

STUDY/OFFICE

uPVC double-glazed window to the front aspect, ceiling light, consumer board, radiator, carpet tiled flooring

BATHROOM

Three-piece suite comprising panel-enclosed bath with shower attachment over and tiled splash-backing. Vanity unit with inset handwash basin and WC. Ceiling light, radiator, wood-effect laminate flooring.



Accommodation



Annexe

uPVC double-glazed obscured glass door leading into:

KITCHEN/DINING ROOM/LIVING ROOM

Bright and spacious open plan kitchen/dining/living room. The modern kitchen comprises a range of matching eye and base-level units, with work surface over incorporating stainless steel sink/drain unit. Space for electric oven with hob over and extractor hood above. Under counter space and plumbing for washing machine and fridge/freezer. Wall-mounted boiler running domestic hot water and heating systems, tiled splash-backing. uPVC double-glazed door and window to the side aspect, and further windows to the front and other side. Stairs rising to the first floor with understairs storage, further storage cupboard housing electricity consumer board. Ample space for living and dining room furniture, wood-effect flooring, recess spotlights, radiator. Door to:

BEDROOM THREE/SNUG

uPVC double-glazed window to the side aspect, ceiling light, built-in storage, radiator, fitted carpet.

FIRST FLOOR LANDING

Ceiling light, twin light tunnels, airing cupboard, fitted carpet, doors to:

BEDROOM ONE

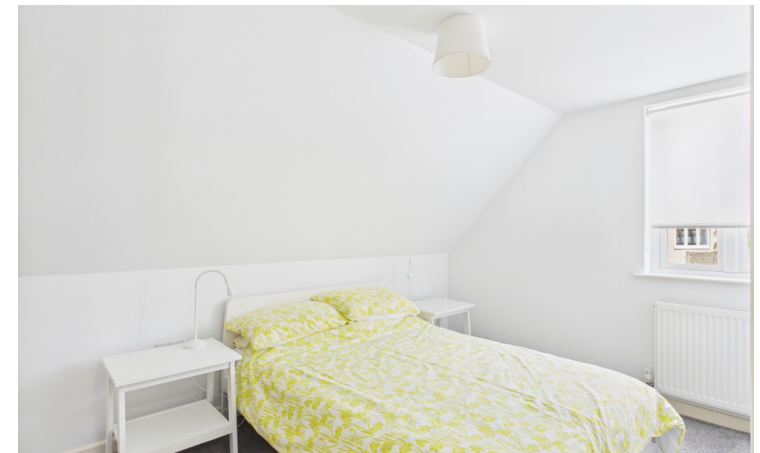
Double bedroom with uPVC double-glazed window to the rear aspect, ceiling lights, walk-in wardrobe, radiator, fitted carpet.

BEDROOM TWO

Single bedroom with uPVC double-glazed window to the rear aspect, ceiling light, radiator, fitted carpet.

BATHROOM

Modern three-piece suite comprising panel-enclosed bath with shower over, pedestal handwash basin and WC. Ceiling light, light tunnel, electric mirror, chrome heated towel rail, tiled splash-backing, vinyl flooring.



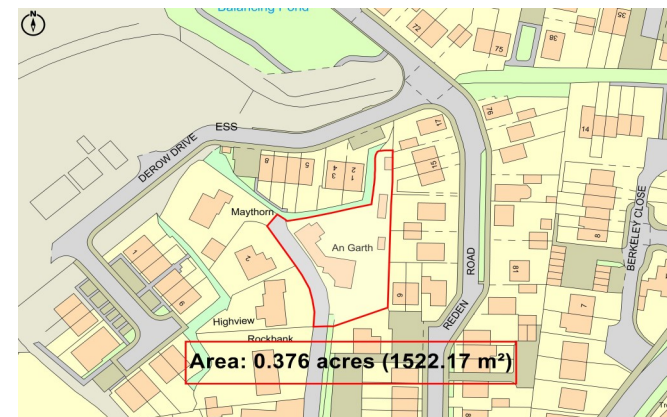
Outside



The main residence is approached through double timber gates providing access to a gravelled driveway offering ample offroad parking set to the side of the property. From here, you can access the beautiful gardens which exceed one-third of an acre.

The wonderfully landscaped mature gardens are bursting with seasonal colour and interest, featuring a variety of established trees, shrubs, and vibrant planting. Expansive lawns and multiple seating areas provide ideal spaces for outdoor dining, entertaining, or peaceful relaxation. There are a range of sheds well-suited as garden stores. In addition, there is a dedicated area housing a static caravan, offering further flexibility and potential.

The adjoining annexe benefits from its own private low-maintenance garden and separate parking area, both of which are brick paved and allow for independent living.



Services

Mains water, electricity, drainage and gas fired central heating.



EE Rating - C



Council tax band - E



Directions

What3Words - ///hush.launcher.perfected

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.

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

01288 359999

bude@kivells.com

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