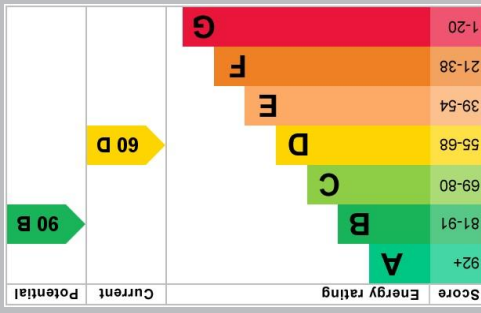
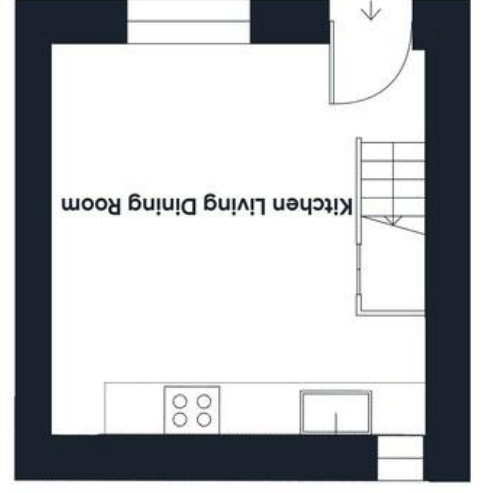


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order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



Approximate total area  
 589 ft<sup>2</sup>  
 54.8 m<sup>2</sup>

*The Property Professionals...*



## Morwenna Cottage, Spicers Lane

Stratton, Bude, Cornwall, EX23 9DR

Price £240,000

- Beautifully and pristinely presented 3 Bedroom Terraced Period Cottage with flexible accommodation over three floors
- Within walking distance of all local amenities and public transports links and easy access to Bude town and local Beaches
- Open plan Kitchen/Living/Dining with Delabole slate Floor
- Two generous Double bedrooms and one Single/ Home Office
- Offered chain-free and ready for an easy turnkey move



*The property professionals*

# Morwenna Cottage, Spicers Lane

Stratton, Bude, Cornwall, EX23 9DR

Price £240,000

Morwenna Cottage is a charming and characterful cottage nestled in the heart of the ancient market town of Stratton, perfectly positioned to enjoy village life and its warm community feel and all desirable local amenities within walking distance, while being just a short stroll from open countryside and only 2 miles away from all that Bude town has to offer, as well as the stunning North Coast sandy surfing beaches and scenic coastal walks.

The accommodation is thoughtfully arranged over three floors, creating a warm and homely feel throughout.

Stepping into the cottage, you are welcomed into a versatile and inviting living space comprising of an open plan Kitchen/ Living/ Dining area featuring striking Delabole Slate Flooring and exposed wooden ceiling beams. Upstairs, the first floor offers a generously sized principal bedroom, featuring a pretty reading nook. A separate well-appointed shower room completes this level. The second floor offers two further bedrooms, one another generous double, and the other one a charming single, ideal for guests or a Home Office.

The high quality finish featuring Fired Earth Tiling, Carrara Marble, Delabole Flagstones and Little Green Paints, the attention to detail and the quality of the craftsmanship throughout makes Morwenna Cottage stand out as a truly unique and stunning place to call Home and an ideal choice for an easy turnkey move.

## OPEN PLAN KITCHEN/ LIVING/ DINING

**14' 5" x 14' 4" (4.39m x 4.37m)** Charming and versatile multi-zone living space, wooden-framed glazed sash windows complete with deep windowsill to the front providing a picturesque street view, with an additional etched stars glazed window to the rear enhancing natural light throughout.

Painted wooden staircase leading to the first floor and useful understairs cupboard.

The room is rich in character with its exposed wooden ceiling beams and Delabole slate flagstone flooring, slate-effect tiling within the kitchen area and traditional style radiator.

Well appointed kitchen with navy blue wall and base units and square edged wood-effect work surface, inset ceramic sink, inset Smeg electric hob, integrated Neff electric oven, integrated washing machine, space for integrated slimline dishwasher and space for freestanding fridge freezer making the kitchen both practical and stylish.



## FIRST FLOOR

Double glazed window to the rear of the elevation, painted wooden staircase ascending to the second floor, painted wooden

floorboards and traditional style radiator. Original wooden doors serve the following rooms:

### BEDROOM ONE

**13'10 max' 10'3 min" x 9' 2" (4.22m x 2.79m)** A bright, spacious and charming principal double bedroom featuring a reading nook, painted wooden ceiling beams, wooden framed glazed sash window to the front of the elevation, useful built-in cupboard, painted wooden floorboards and traditional style radiator

### SHOWER ROOM

A beautifully appointed room with wooden framed etched stars glazed sash window to the front of the elevation, generous walk-in shower, Fired Earth Carrara marble shelf and wash basin top, freestanding wash basin and traditional tower mixer tap, wooden storage cupboard, toilet bowl with concealed cistern, traditional style radiator with towel rail and attractive Fired Earth wall and floor tiles.

## SECOND FLOOR

Double glazed window to the rear of the elevation, painted wooden floorboards, bespoke wooden cupboard housing gas combi boiler and bespoke wooden window seat to the side with useful storage below, original wooden doors serve the following rooms:

### BEDROOM TWO

**12' 6" x 8' 7" (3.81m x 2.62m)** A bright and spacious double bedroom currently used as a single with twin wooden framed glazed sash windows to the front of the elevation. Two build-in wardrobes, painted wooden floorboards and traditional style radiator.

### BEDROOM THREE

**9' 00" x 5'6 max' 4'10 min" (2.74m x 1.63m)** A charming single bedroom with wooden framed glazed sash windows to the rear of the elevation with window seat, loft hatch access, painted wooden floorboards and traditional style radiator.

### COUNCIL TAX

Band B

### SERVICES

All mains services are connected

### TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## 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.

