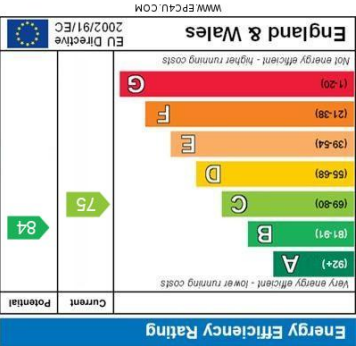




the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, 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 or surveyor. References to 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



Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

84 75

A B C D E F G

(92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)

BRITISH PROPERTY AWARDS

MULTIPLE *****

GOLD WINNER

ESTATE AGENT IN BUDE

32 Queen Street

Bude, Cornwall

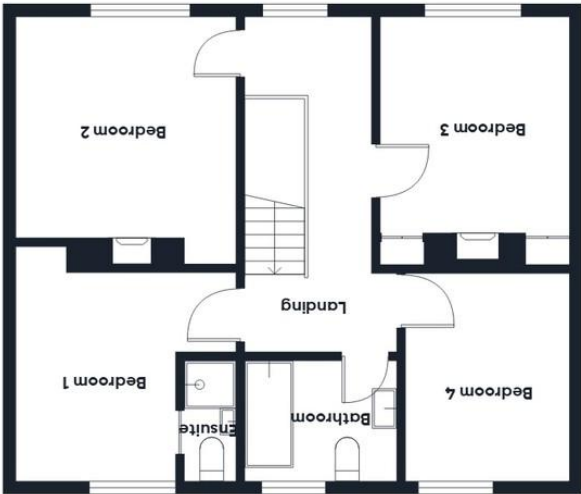
EX23 8BB

01288 355828

E: bude@colwills.co.uk

www.colwills.co.uk

The Property Ombudsman



Approximate total area⁽¹⁾

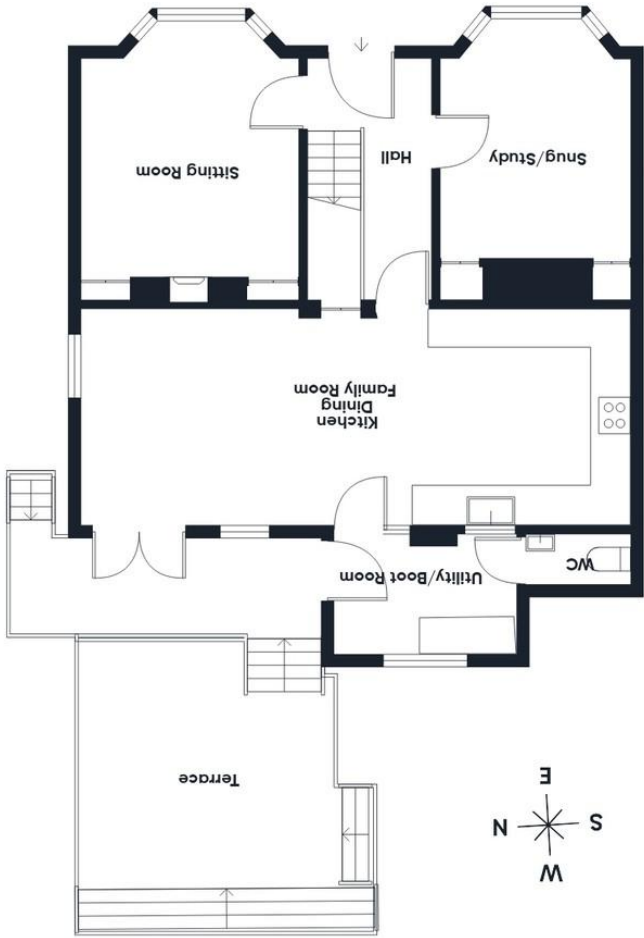
1299 ft²

120.8 m²

Balconies and terraces

293 ft²

27.2 m²



Pollards Farm, Pollards

Stratton, Bude, Cornwall, EX23 9DJ

- Spacious end terrace period home
- Within walking distance of all local amenities and public transports links and easy access to Bude
- Sitting room, snug/study, large kitchen dining family room
- Four double bedrooms, ensuite to principal, separate bathroom
- Enclosed gardens, off road parking for two vehicles. No onward chain

£415,000



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, immediately past the Kings Arms take the left turn and then turn right at the Tree Inn. Head up the hill along Market Street and the property will be located a short distance along on the left hand side just before Cot Hill.



COLWILLS
the property professionals

Pollards Farm, Pollards

Stratton, Bude, Cornwall, EX23 9DJ

£415,000

Constructed in 1926, Pollards Farm is a beautifully presented double fronted end-terrace period home, 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.

Completely renovated in 2022, the property has been thoughtfully extended and now benefits from a new central heating system and two additional bathrooms, combining all the character of its 1926 origins.

The well presented property offers an entrance hall with original tiled floor, sitting room with fireplace and glass display cabinets, snug/study, large kitchen dining family room with French doors leading out to the large terrace seating area and gardens, utility/boot room and cloakroom. On the first floor there are four double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside, the property benefits from off-road parking for two vehicles and enclosed gardens that are predominantly laid to lawn. A substantial decked terrace provides an ideal space for outdoor dining and entertaining, while the all-important outdoor shower is perfect for rinsing off after a day spent at the nearby beaches. Available with no onward chain.

ENTRANCE HALL Entering via a wooden framed glazed door to the entrance hall with staircase ascending to the first floor, cupboard housing the consumer unit, dado rail, original and attractive tiled flooring and cast iron look radiator. Doors serve the following rooms:-

SITTING ROOM 11' 5" x 11' 2 plus bay window" (3.48m x 3.4m) A bright and spacious reception room with a UPVC double glazed bay window to the front elevation overlooking Maiden Street. A cozy characterful room with picture rail, wooden and tiled fireplace surround with slate hearth and wooden cupboards with glass doors to either side and radiator.

SNUG/STUDY 10' 6" x 9' 11" (3.2m x 3.02m) A bright and spacious reception room with a UPVC double glazed bay window to the front elevation overlooking Maiden Street. Picture rail, twin wooden cupboards and radiator.

KITCHEN DINING FAMILY ROOM 28' 5" x 10' 3" (8.66m x 3.12m) A bright and spacious dual aspect kitchen dining family room with UPVC double glazed window to the side elevation and matching French doors to the rear overlooking and leading out the terrace seating area and gardens. Inset lighting, feature pendant light, part wood panelling to the dining/family area, radiator and herringbone wood effect flooring.

The kitchen is finished with a range of units with slimline square edge worksurface, solid wooden worksurface to the sink unit with undermounted twin porcelain sink with mixer tap, two display cabinets

with lighting, Smeg range style cooker with extractor, integrated appliances comprise of undercounter fridge, freezer and dishwasher. Door to:-

UTILITY/ BOOT ROOM 9' 1" x 6' 1" (2.77m x 1.85m) UPVC double glazed window to the rear elevation overlooking the gardens, Velux window to the rear and UPVC obscure double glazed door to the side. Fitted base units with solid wooden worksurface with space and plumbing for washing machine and tumble dryer, fitted bench seat with coat pegs and storage, radiator and LVT herringbone wood effect flooring. Door to:-

CLOAKROOM 5' 6" x 2' 6" (1.68m x 0.76m) Inset lighting, vanity unit with inset wash hand basin, push button low flush WC and LVT herringbone wood effect flooring.

FIRST FLOOR UPVC double glazed window to the front elevation overlooking Maiden Street, loft hatch access with pull down ladder. Radiator. Doors serve the following rooms:-

BEDROOM ONE 11' 00" x 8' 7" (3.35m x 2.62m) A principal double bedroom with a UPVC double glazed windows to the rear elevation overlooking the garden and rooftop views across the countryside. Picture rail and radiator.

ENSUITE 6' 8" x 2' 6" (2.03m x 0.76m) Shower enclosure with mains fed shower, vanity unit with inset wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

BEDROOM TWO 11' 7" x 11' 7" (3.53m x 3.53m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking Maiden Street. Picture rail, feature fireplace with tiled hearth, plumbing to one corner for a wash hand basin and



radiator.

BEDROOM THREE 11' 5" x 9' 11" (3.48m x 3.02m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking Maiden Street. Picture rail, feature fireplace with tiled hearth, twin built in cupboards and radiator.

BEDROOM FOUR 10' 9" x 8' 6" (3.28m x 2.59m) UPVC double glazed window to the rear elevation overlooking the garden and rooftop views across the countryside. Radiator.

FAMILY BATHROOM 7' 8" x 5' 11" (2.34m x 1.8m) UPVC obscure double glazed window to the rear elevation, clawfoot bath with glass shower screen, mains fed shower, pedestal wash hand basin WC and a chrome wall mounted heated towel rail.

OUTSIDE Garden is laid to lawn with attractive flower beds with feature palm tree and shrubs, extensive decked terrace seating area and outside shower with soak head and separate hand attachment. Small garden shed. Gravel off road parking for two vehicles.

COUNCIL TAX Band D

SERVICES All mains services are connected

TENURE Freehold

