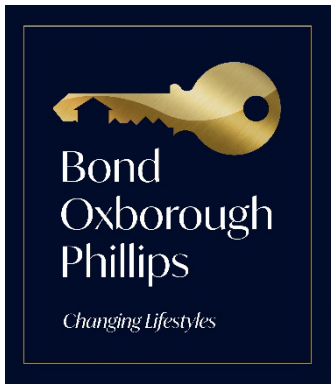




Greshill
Stamford Hill
Stratton
Bude
Cornwall
EX23 9EY

Asking Price: £550,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Greshill, Stamford Hill, Stratton, Bude, Cornwall, EX23 9EY



- Detached 3-bedroom bungalow in elevated semi-rural setting
- Stunning views across Bude, Stratton and the coastline
- Beautifully maintained third-of-an-acre plot
- Spacious living room with log burner and picture window
- Dining room and additional sitting area
- Modern kitchen with integrated appliances
- scenic outlooks
- Integral garage with power, lighting and plumbing
- Landscaped gardens with shed & greenhouse
- Potential to extend or convert loft (STPP)



Elevated Detached Bungalow with Spectacular Views, Landscaped Gardens & Integral Garage

Positioned in an enviable elevated setting on the edge of Stratton, this beautifully presented three-bedroom detached bungalow enjoys sweeping panoramic views over Bude, Stratton, and the distant North Cornish coastline. Set within a well-maintained plot of approximately one third of an acre, the property offers the perfect combination of privacy, space and scenic surroundings—all just a short drive from Bude's town centre and beaches.

Approached via a private gravelled driveway, the property benefits from ample parking and an integral garage with power, lighting and plumbing. The surrounding gardens are a true highlight, with lush lawns, mature trees and shrubs, a well-stocked corner garden, a sun terrace ideal for entertaining, and a peaceful rear garden complete with greenhouse and shed.



Internally, the accommodation is generously proportioned and flooded with natural light throughout. The spacious living room boasts a log-burning stove, the adjoining sitting room and dining room offers captivating views whilst providing flexible living options. A modern, well-appointed kitchen offers integrated appliances and a stunning picture window framing the countryside.

All three bedrooms are well-sized and enjoy individual outlooks, with the principal bedroom offering far-reaching coastal views. The shower room completes the internal accommodation.

There is excellent potential to extend the property or convert the roof space, subject to the relevant planning permissions. This exceptional home would suit those seeking a peaceful lifestyle within easy reach of amenities, beaches, and the A39 for wider travel links. Council Tax Band E. EPC Rating C.

Changing Lifestyles

01288 355 066
bude@bopproperty.com



The property lies on the outskirts of the town of Stratton which offers a useful range of local amenities and is steeped in history. The English Civil War battle in 1642 is re-enacted annually at Stamford Hill by many residents of Stratton; followed by a march through the town and Bude. The adjoining popular coastal resort of Bude offers extensive range of shopping, schooling and recreational facilities together with an 18 hole links Golf Course etc. Bude also lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland. The port and market town of Bideford is some 28 miles, lying in a north easterly direction and provides convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton, lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the Cathedral City of Exeter.



Property Description



Integral Garage - 28'7" x 9'11" (8.7m x 3.02m)
This large garage includes power, lighting, plumbing and additional storage space. Potential to convert, if desired (STPP).

Gardens - The residence is accessed via a sweeping gravel driveway providing extensive off road parking and access to the garage. Surrounding the bungalow, the landscaped gardens feature lawns, wild garden area, mature borders with the plot in total measuring approx 0.3 acres. A sun terrace provides the ideal spot for outdoor dining, while the rear garden includes a greenhouse and shed. Every section of the garden has been designed to make the most of the views and outdoor living.

Services - Mains Electricity, Water and Gas. Private Drainage.

EPC - Rating C

Council Tax - Band E

What3Words - [implanted.unleashed.pages](https://www.what3words.com/implanted.unleashed.pages)

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Greshill, Stamford Hill, Stratton, Bude, Cornwall, EX23 9EY

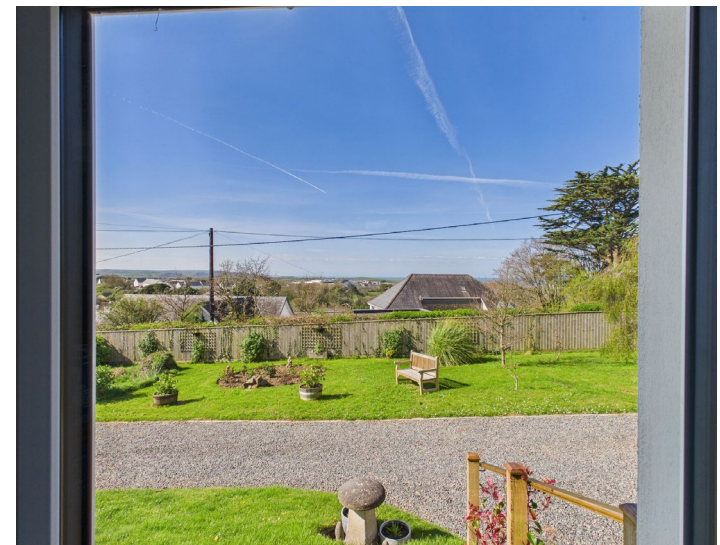
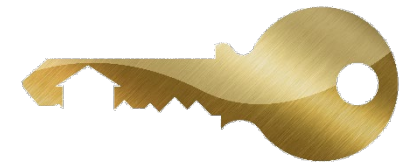
Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Greshill, Stamford Hill, Stratton, Bude, Cornwall, EX23 9EY



Changing Lifestyles

01288 355 066
bude@boproperty.com

Greshill, Stamford Hill, Stratton, Bude, Cornwall, EX23 9EY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude Town centre, proceed out of the town towards Stratton, upon reaching the A39 turn left towards Kilkhampton/Bideford. Continue for approximately ½ mile and take the left hand turning signposted Stibb which leads into Stamford Hill; whereupon Greshill will be found within approximately 1/4 mile on the right hand side with the name plaque clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01288 355 066
bude@bopproperty.com

We are here to help you find and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

