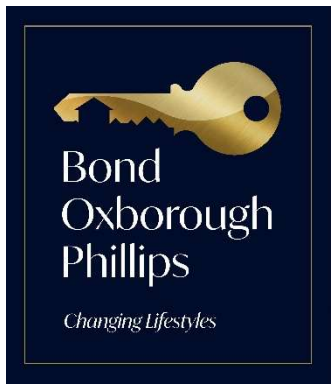




Trevanion  
Townsend  
Stratton  
Bude  
Cornwall  
EX23 9DL

**Asking Price: £420,000**  
**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@bopproperty.com**

Trevanion, Townsend, Stratton, Bude, Cornwall, EX23 9DL



- Deceptively spacious 3/4 bedroom semi-detached home
- Flexible layout with 2/3 reception rooms
- En-suite main bedroom
- Self-contained annexe with open plan living/kitchen
- Generous rear garden with rural views
- Enjoying open rural views to the rear
- Ample off-road parking to the front
- Sought-after village location



A deceptively spacious and well-presented 3/4 bedroom (1 en-suite) semi-detached residence with detached annexe, situated within the sought-after historic village of Stratton, offering a wonderful blend of character, versatility and modern-day comfort. The property enjoys a generous and adaptable layout, ideally suited to family living or those working from home.

Arranged over two floors, the accommodation briefly comprises a welcoming entrance hallway leading to a comfortable living room with bay window, together with a further reception room currently utilised as a sitting room/bedroom 4, offering flexibility depending on individual requirements. To the rear, a snug/dining room provides a sociable space adjoining the kitchen, which is well-appointed and complemented by a useful utility room and ground floor WC.

On the first floor are three well-proportioned bedrooms, one with en-suite facilities, in addition to a family bathroom, all arranged off a central landing.



A particularly attractive feature of the property is the former garage, which has been thoughtfully converted to provide a self-contained annexe incorporating an open plan living/kitchen space and en-suite shower room. This offers excellent potential for multi-generational living/guest accommodation.

Externally, the property benefits from a generous and beautifully maintained rear garden, enjoying a high degree of privacy and featuring a range of mature planting, lawned areas and a charming garden room which would make an ideal studio, home office or creative space. A paved patio adjoins the rear of the property, creating an ideal space for outdoor dining and entertaining. To the front, there is ample off-road parking.

Trevanion occupies a convenient position within Stratton, a popular village offering a range of local amenities, whilst the nearby coastal town of Bude provides a wider selection of shops, schools and leisure facilities, along with access to the stunning North Cornish coastline.

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## Changing Lifestyles



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## Changing Lifestyles

**Living Room** - 15'6" x 14'7" (4.72m x 4.45m)

**Bedroom 3** - 12' x 11'1" (3.66m x 3.38m)

**Snug/Dining Room** - 11'10" x 9'8" (3.6m x 2.95m)

**Family Bathroom**

**Bedroom 4/Sitting Room** - 14'8" x 13'7" (4.47m x 4.14m)

**Annexe**

**Open Plan Living Room / Kitchen** - 17'2" x 11'2" (5.23m x 3.4m)

**Kitchen** - 12'3" x 11'9" (3.73m x 3.58m)

**En-suite Shower Room**

**Utility Room**

**First Floor**

**Bedroom 1** - 14'7" x 9'3" (4.45m x 2.82m)

**En-suite Bathroom**

**Bedroom 2** - 14'8" x 11'10" (4.47m x 3.6m)

**Outside** - To the rear of the property is a generous and beautifully established garden enjoying a high degree of privacy and backing onto open countryside, affording far-reaching rural views. The garden is predominantly laid to lawn and thoughtfully arranged with well-stocked borders, mature shrubs and a variety of planting, creating a peaceful and picturesque outdoor setting. A charming garden room which would make an ideal studio, home office or creative space and additional garden features further enhance its appeal.

Adjoining the rear of the Annexe is a paved patio terrace, providing an ideal space for outdoor dining and entertaining whilst taking full advantage of the pleasant outlook over the garden and surrounding countryside.

To the front, the property benefits from a spacious driveway providing ample off-road parking and access to house and annexe.

**Council Tax Band** - C

**EPC** - D

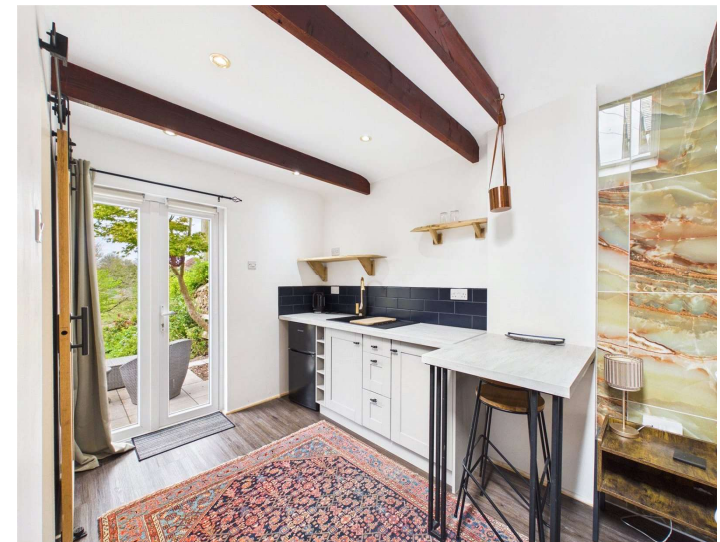


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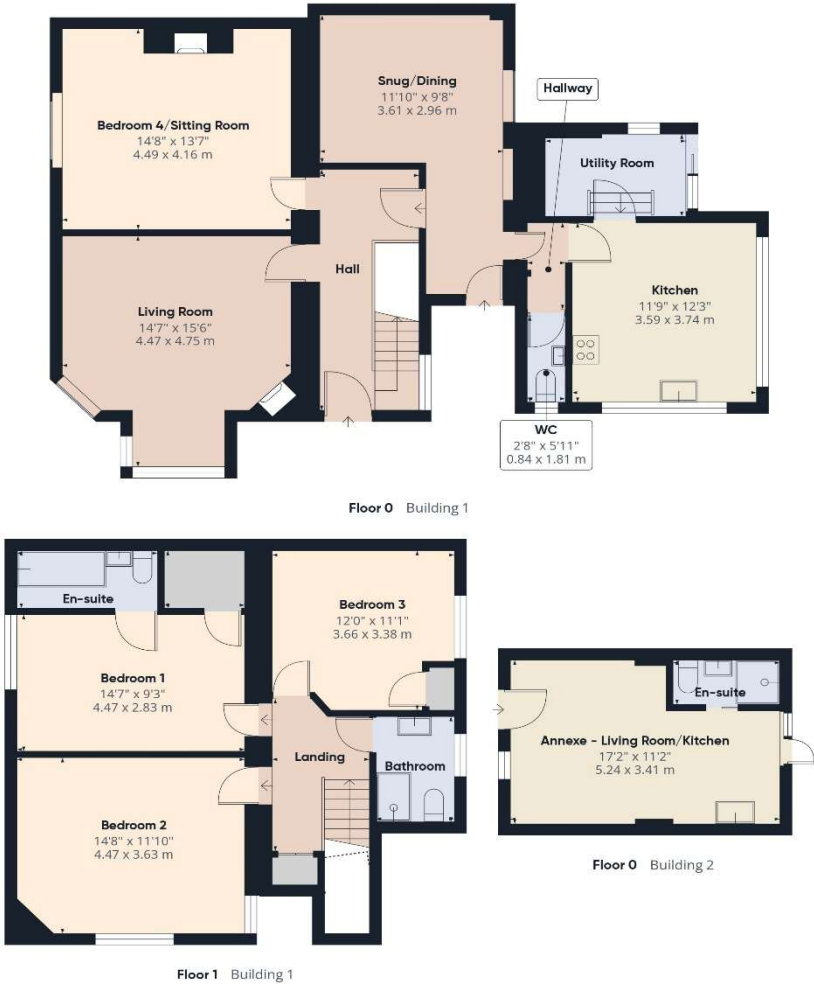


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Approximate total area<sup>m</sup>  
1697 ft<sup>2</sup>  
157.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road and take the left hand turn just past The Kings Arms. Turn Right by the tree in and continue along this road for approximately 200 yards, whereupon Trevanion will be found near the top of the Hill on the left hand side.

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

34 Queen Street  
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