



Bond
Oxborough
Phillips

Changing Lifestyles

Huntfield House
Diddies Road
Stratton
Bude
Cornwall
EX23 9DW

Asking Price: £595,000 Freehold



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

Huntfield House, Diddies Road, Stratton, Bude, Cornwall, EX23 9DW



- Well presented character residence
- 4 bedrooms arranged over 3 floors
- Spacious dual-aspect living room
- Impressive kitchen/dining room
- Separate laundry room and ground-floor cloakroom
- Principal bedroom with adjoining bathroom
- Wealth of period features and charm
- Attractive south-facing landscaped gardens
- Insulated garden studio with electricity
- Extensive basement storage
- Ample off-road parking
- Situated in the heart of historic Stratton
- Viewings highly recommended
- EPC - D
- Council Tax Band - E



Huntfield House enjoys a pleasant position in the centre of this attractive ancient market town supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property 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 whilst the post and market town of Bideford is some 28 miles lying in a north easterly direction and providing 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 etc.

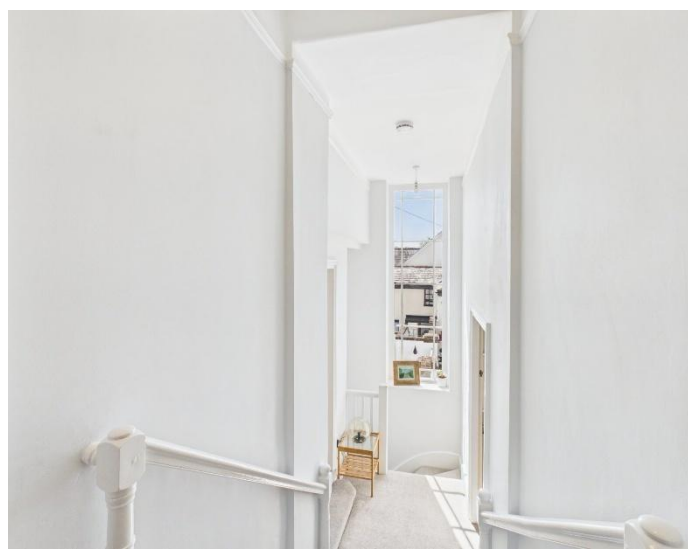


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An exciting opportunity to acquire this well presented 4 bedroom character residence, situated in the heart of the historic market town of Stratton. Arranged over 3 floors, the property offers generously proportioned and versatile accommodation, combining period charm with practical living space ideally suited to family occupation.

The ground floor is entered through a welcoming entrance hall, with access to a useful cloakroom. The principal living room is an impressive dual-aspect reception space, providing ample room for both relaxing and entertaining. A particular feature of the property is the substantial kitchen/dining room, which extends across the width of the house and offers an excellent sociable space for everyday family life. The ground floor is completed by a separate laundry room, providing valuable additional storage and utility space.

On the first floor are 3 well-proportioned bedrooms, including 2 generous double rooms, together with a spacious family bathroom. The second floor is occupied by the principal bedroom, creating a private and characterful retreat with an adjoining bathroom and useful storage areas.

Outside, the property benefits from ample off-road parking and attractive south-facing landscaped gardens, providing a private setting for outdoor dining and relaxation. There is also extensive basement storage and a high-quality garden studio with electricity, offering excellent potential for use as a home office, gym, creative studio or hobby room.

A superb character home offering substantial accommodation in a convenient and sought-after location.

Entrance Porch - 8'4" x 4'9" (2.54m x 1.45m)

Entrance Hall - 23' x 25'3" (7m x 7.7m)

WC - 8'3" x 3'1" (2.51m x 0.94m)

Living Room - 21'8" x 15'7" (6.6m x 4.75m)

Kitchen/Dining Room - 11'10" x 33'2" (3.6m x 10.1m)

Utility Room - 9'7" x 11' (2.92m x 3.35m)

First Floor Landing - 4'4" x 4'2" (1.32m x 1.27m)

Bedroom 2 - 11'9" x 16' (3.58m x 4.88m)

Bedroom 4 - 7'3" x 16'1" (2.2m x 4.9m)

Bedroom 3 - 10'11" x 12'3" (3.33m x 3.73m)

Bathroom - 11'2" x 11' (3.4m x 3.35m)

Second Floor

Bedroom 1 - 13' x 22'1" (3.96m x 6.73m)

Ensuite - 3'7" x 8'6" (1.1m x 2.6m)

Wardrobes - 8'4" x 6'6" (2.54m x 1.98m)

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Outside - The property is approached over a brick-paved driveway providing off-road parking, with twin timber gates opening to a further paved area offering additional secure parking.

To the rear are attractive landscaped gardens enjoying a desirable southerly aspect. A raised paved terrace adjoins the property and provides an ideal space for outdoor dining and entertaining, with steps leading down to a lawned garden bordered by mature trees, established shrubs and close-boarded fencing. The garden also includes raised vegetable/flower beds, a timber storage shed and a children's play area.

A particular feature is the detached garden studio with electricity connected, offering excellent potential for use as a home office, gym, hobby room or creative space. The property also benefits from useful basement storage.

Garden Studio - 14'9" x 8'10" (4.5m x 2.7m)

Services - Mains electricity, water, drainage and gas. Gas-fired central heating.

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.

Agents Note – Please note the owner of this property is a partner of Bond Oxborough Phillips

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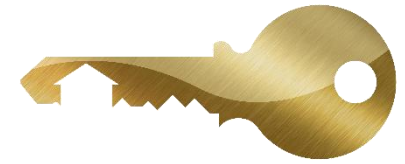
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Directions

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, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Continue up Fore Street and take the right hand turning into Church Street whereupon Huntfield House will be found within approximately 350 yards on the right hand side.

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.

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

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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

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

