



Bond
Oxborough
Phillips

Changing Lifestyles

Ferrers
Stamford Hill
Stratton
Bude
EX23 9EY

Guide Price: £750,000 Freehold



Changing Lifestyles

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Ferrers, Stamford Hill, Stratton, Bude, EX23 9EY



- DETACHED RESIDENCE
- 5 BEDROOM (2 ENSUITE)
- 4 RECEPTION ROOMS
- VERSATILE LIVING ARRANGEMENT
- SUPERBLY PRESENTED THROUGHOUT
- GENEROUS PLOT APPROACHING 1/4 OF AN ACRE
- EXTENSIVE ENTRANCE GRAVEL DRIVEWAY
- CARPORT
- IMPRESSIVE LANDSCAPED GARDENS WITH OUTDOOR KITCHEN
- USEFUL HOME OFFICE/MUSIC ROOM
- SOLAR PANELS AND BATTERY STORAGE SYSTEM
- EPC: B
- COUNCIL TAX BAND: E



Steeped in local history and superbly presented throughout, an exciting opportunity to acquire this 5 bedroom (2 ensuite), 4 reception room detached residence with solar panels and a battery storage system installed. The property originally dates back to the 17th century striking a perfect blend between modern and character features in this highly sought after residential area, occupying an elevated position with pleasant views over the surrounding countryside and coast beyond. The property offers immaculately presented and versatile accommodation throughout boasting a generous sized plot of approx 0.23 acres with landscaped gardens, outdoor kitchen, home office/music room, terraced decking area enjoying far reaching views, extensive gravel entrance driveway providing ample off road parking and lower garden area with space for a pool and hot tub.



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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.



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Property Description

Entrance Porch/Conservatory - 13'4" x 9'10" (4.06m x 3m)

Lounge - 16'2" x 13'1" (4.93m x 4m)

Living Room - 12' x 11'10" (3.66m x 3.6m)

Utility Room - 8'9" x 10'3" (2.67m x 3.12m)

WC - 5'5" x 2'10" (1.65m x 0.86m)

Kitchen/Dining Room - 26'8" x 14'9" (8.13m x 4.5m)

Lobby - 14' x 6'9" (4.27m x 2.06m)

Gym - 13'8" x 9'2" (4.17m x 2.8m)

Snug - 6'2" x 14'6" (1.88m x 4.42m)

Ferrers Retreat - 6'7" x 22'5" (2m x 6.83m)

Currently let by the owners through air b&b as a 1 bedroom 2 bathroom unit but could easily be adapted back into more accommodation for the main residence as two extra bedrooms with 2 ensuites.

Living Room/Bedroom 4 - 13'4" x 10'5" (4.06m x 3.18m)

Ensuite - 6'3" x 5' (1.9m x 1.52m)

Bedroom 5 - 13' x 9'8" (3.96m x 2.95m)

Ensuite - 6'9" x 4'11" (2.06m x 1.5m)

First Floor Landing - 5'1" x 13'8" (1.55m x 4.17m)

Bedroom 1 - 11'8" x 11'11" (3.56m x 3.63m)

Bedroom 2 - 10'10" x 13' (3.3m x 3.96m)

Bedroom 3 - 9' x 7'11" (2.74m x 2.41m)

Bathroom - 8'10" x 5'4" (2.7m x 1.63m)

Outside - The property is approached off of Stamford Hill over an initial brick paved driveway with its own extensive gravelled drive providing ample off road parking area and access to a useful carport with steps leading to a terraced patio with double glazed French doors leading to the Conservatory/Front Entrance Porch. A lower garden area is located on the southern side of the property laid principally to lawn with a terraced composite decking area with useful timber shed and lower timber decked area with pond alongside an additional area with power point and space for hot tub. A large gate behind the carport leads through to the superb landscaped rear gardens with built in log store and a large paved patio area with superb outdoor covered kitchen area with power and light connected comprising base mounted hand made units with limestone work surfaces over, Pizza oven, bbq area and inset ceramic butler sink with modern mixer tap, ample space for dining table and chairs providing a fantastic spot for al fresco dining. Further lawn area with Mediterranean style patio seating area providing a fantastic spot to entertain guests. Stone outbuilding with fitted 3.6kw solar panels on the roof, split into two sections with a useful store room and home office/music room. Planning permission has been granted on this outbuilding under PA25/06368 for the change of use to a self contained annexe for extra accommodation and holiday letting.

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Outside Cont'd - Staircase leads to a raised decking area with built in raised beds perfect for vegetables or flowers. This elevated position offers a spectacular outlook of the property and far reaching countryside and sea views.

Home Office/Hobbies Room - 12'8" x 8'8" (3.86m x 2.64m)

Fully insulated room with underfloor heating and feature circular window overlooking the landscaped gardens. Broadband, power and light connected.

Store Room - 12'7" x 11'8" (3.84m x 3.56m)

Twin timber doors leading to a useful store room with power and light connected with solar panel controls and battery storage system.

Planning - The current owners have obtained planning on the store/office room outbuilding under planning application PA25/06368 Change of use of domestic outbuilding to self-contained annexe for ancillary and holiday letting uses, together with associated works. Further details can be obtained from Cornwall Council Planning office.

Services - Mains gas, electric and water. Private drainage (Septic tank). 3.6kw Solar Panels and 10kw battery storage system. Lounge, downstairs toilet and utility room all have 'underfloor heating' (heated by water pipes). BT Fibre broadband connected test dated 30/7/24 showed 222 mbps download and 110 mbps upload speeds.

EPC - Rating B

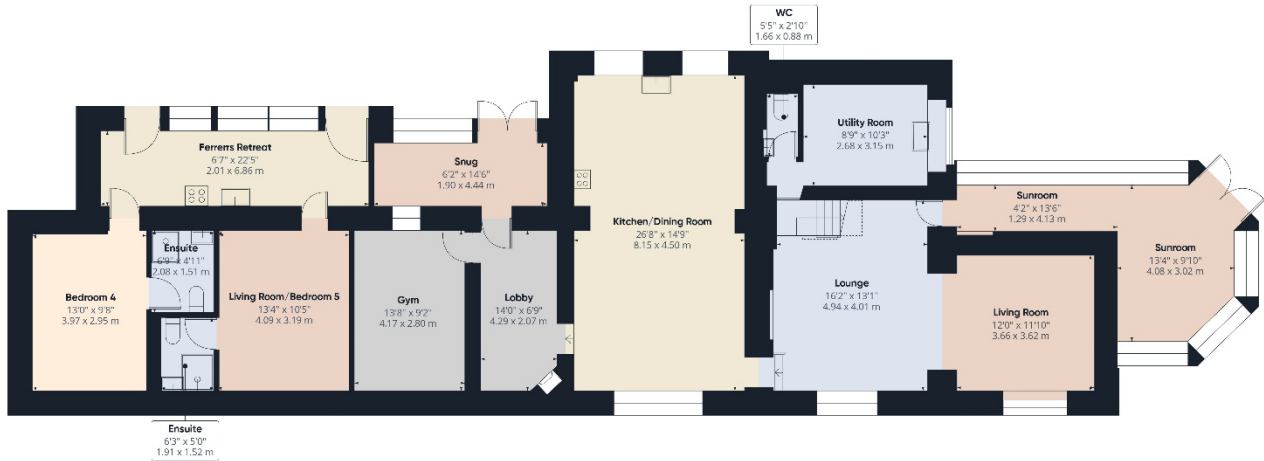
Council Tax - Band E

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Floorplan

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Approximate total area⁽¹⁾

2592 ft²
241 m²

Reduced headroom

14 ft²
1.3 m²

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

(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.

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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 Ferrers will be found within approximately 1/4 mile on the right hand side with the name plaque displayed.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We are here to help you find
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