



Bond
Oxborough
Phillips

Changing Lifestyles

Woodley House
Old Post Office Hill
Stratton
Bude
Cornwall
EX23 9DB

£1,400 per month
Unfurnished



Changing Lifestyles

01288 355 066
bude@boproperty.com



- CHARACTER PROPERTY
- GARDEN
- WALKING DISTANCE TO AMENITIES
- ORIGINAL FEATURES
- TOP OF THE RANGE APPLIANCES
- LONG LET AVAILABLE UNFURNISHED
- EPC: D
- Council Tax Band: C



A rare opportunity to rent a superbly presented, Grade II listed, 4 Bedroom residence believed to be around 200 years old. The property is situated in this much sought after North Cornish village and boasts many character features throughout including the original shop frontage, whilst having the distinct advantage of high efficiency gas fired central heating and newly fitted appliances. Such as, a Rangemaster cooker with triple oven, Samsung fridge freezer and Bosch dishwasher. The property further benefits from being walking distance to the local amenities and having an attractive enclosed walled garden to rear with useful store. EPC D.



Woodley House, Old Post Office Hill, Stratton, Bude, Cornwall, EX23 9DB

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Entrance Hall

Kitchen Dining Room - 18'10" x 13'1" (5.74m x 4m)

Study - 13'9" x 5'6" (4.2m x 1.68m)

Utility Room - 11'6" x 6'3" (3.5m x 1.9m)

First Floor

Living Room - 15'2" x 11'11" (4.62m x 3.63m)

Bedroom 1 - 16'9" x 10'3" (5.1m x 3.12m)

Shower Room - 9'7" x 7'3" (2.92m x 2.2m)

Second Floor

Bedroom 2 - 12'10" x 11' (3.9m x 3.35m)

Bedroom 3 - 13' x 8'7" (3.96m x 2.62m)

Bedroom 4 - 10'6" x 8'3" (3.2m x 2.51m)

Bathroom - 10'3" x 7'4" (3.12m x 2.24m)

Outside - Private rear enclosed courtyard immediately off the rear of the property providing a perfect spot for alfresco dining. Steps lead up to the attractive rear walled garden being principally laid to lawn over two tiers. Useful stone built store. The garden affords pleasant views over Stratton into the countryside beyond.

Rental Terms - RENT: £1,400.00 per calendar month
DEPOSIT: £1,615.00

Property let as seen - available mid-October 2026

A verifiable household income of at least £42,000.00 per annum is required to be considered.

References will be required.

Please Note Permitted Payments:

- Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.
- £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).
- Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).

- Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman. Membership No: R00193-6



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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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Proceed out of Bude towards Stratton, turning left on the A39 sign posted Bideford and then take the next turning right sign posted Stratton. Continue down into the village, over the bridge and take the left hand turning up the hill just before the Kings Arms whereupon the property will be found opposite the Tree Inn on the right hand side.

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