



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 The Old Chapel  
Spicers Lane  
Stratton  
Bude  
Cornwall  
EX23 9DS

**Asking Price: £255,000 Freehold**



Changing Lifestyles

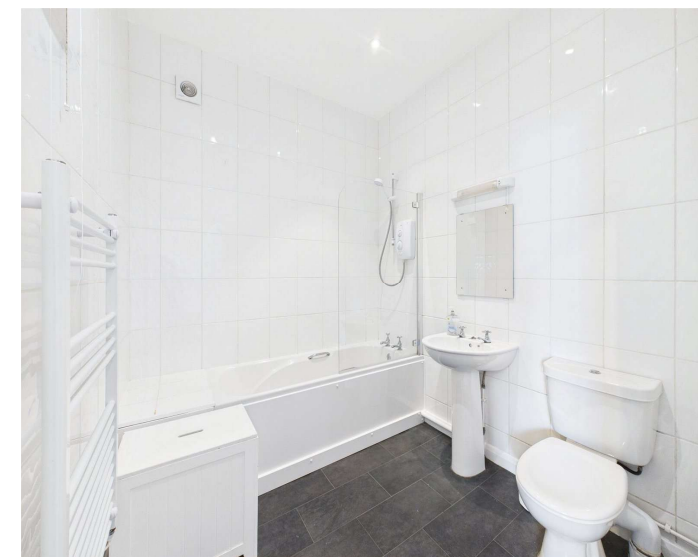
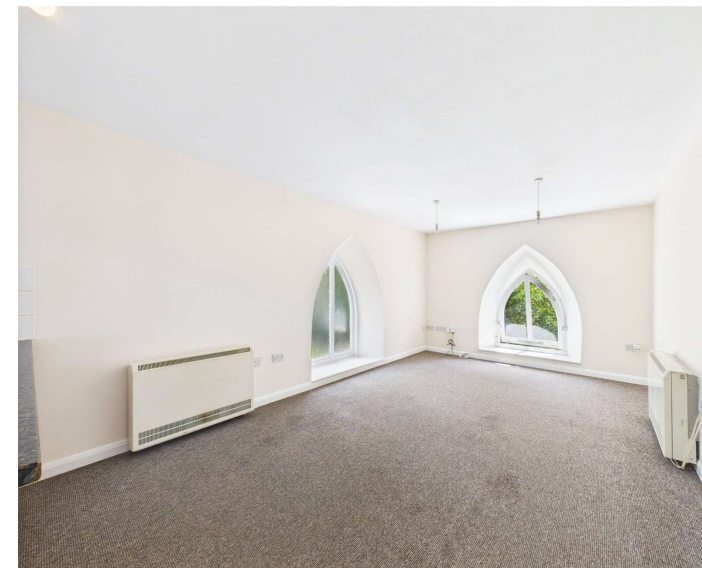
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## 2 The Old Chapel, Spicers Lane, Stratton, Bude, Cornwall, EX23 9DS



- Converted former chapel in a tucked-away location in historic Stratton
- Charming character features
- Two well-proportioned bedrooms
- Open Plan triple-aspect Lounge/Kitchen Diner
- Approx. 804 sq ft (74.6 sqm) of internal living space
- No onward chain—ideal for residential, second home or investment use
- Tucked-away setting within walking distance of Stratton's pub, shop, and hospital
- Approx. 1.5 miles from Bude town centre and beaches
- EPC: D
- Council Tax Band: B



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An opportunity to acquire this 2 bedroom semi detached converted chapel with a light and spacious open plan living room/kitchen diner on the top floor, 2 double bedrooms with a bathroom on the ground floor and a courtyard garden area to the front of the residence. The cottage is located within the heart of this popular historic village, within walking distance from local amenities and a short drive to the coastal town of Bude and its popular local beaches. Available with no onward chain the property would be well suited for first time buyers or as a second home/holiday let. EPC rating D. Council Tax Band B.

2 The Old Chapel enjoys a pleasant location in Spicers Lane which is situated in the centre of this characterful and ancient market town supporting a useful range of local amenities including General Stores, Post Office, Public Houses, Take Away, Places Of Worship, Hospital, Medical Centre etc. The adjacent town of Bude offers a wider range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with breathtaking cliff top and coastal walks. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

## Communal Entrance Porch

Entrance Hall - 13'11" x 6'3" (4.24m x 1.9m)

Bedroom 1 - 12'4" x 11'8" (3.76m x 3.56m)

Bedroom 2 - 11'3" x 7'10" (3.43m x 2.4m)

Bathroom - 7'9" x 6'9" (2.36m x 2.06m)

## First Floor Landing

Open Plan Lounge/Kitchen Diner - 31'9" x 11'4" (9.68m x 3.45m)

**Outside** - 2 The Old Chapel is accessed via a shared pathway from Spicers Lane, offering a sense of seclusion while remaining conveniently close to the centre of Stratton. The entrance is shared with one neighbouring property, adding to the quiet, community feel of this charming property. To the front, the property benefits from a low-maintenance courtyard-style approach with space for potted plants or a small bench. While there is no private garden or outside amenity space, the surrounding countryside and nearby green spaces provide excellent opportunities for walking and recreation. Additionally, residents benefit from free on-street parking to the rear of the property.

**Services** - Mains electric, water and drainage.

**Council Tax** - Band B

**EPC** - Rating D

**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.







Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane and the property will be found within a short distance on the right hand side.

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		