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Changing Lifestyles

Chantry Cottage
Sanctuary Lane
Stratton
Bude
Cornwall
EX23 9DP

Asking Price: £475,000 Freehold



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01288 355 066
bude@bopproperty.com

Chantry Cottage, Sanctuary Lane, Stratton, Bude, Cornwall, EX23 9DP



- Period residence requiring modernisation
- 3 Bedrooms
- 3 Reception Rooms
- Spacious and Versatile accommodation throughout
- Off Road Parking and Garage
- Private, enclosed rear gardens
- Character features
- Tucked away village setting close to amenities and Bude's coast
- Ideal project for refurbishment
- No onward chain
- Council Tax Band: E



Charming 3 reception, 3 Bedroom Period residence Requiring Modernisation – Chantry Cottage, Sanctuary Lane, Stratton, Bude

Nestled in a tranquil lane just a short stroll from Stratton's centre, this characterful 3 bedroom, 3 reception detached residence offers a rare opportunity for renovation and refurbishment. Full of latent charm and period features, the property presents the ideal canvas for someone seeking to personalise and modernise a lovely home within a sought-after setting—from a holiday retreat to a bespoke family residence.

Set on a good-sized plot, the accommodation spans two floors, with a welcoming entrance hall leading to a cosy dual-aspect living room, a spacious dining area, office/study kitchen and utility room. The first floor offers three generous double bedrooms, bathroom and a shower room.

Externally, the property benefits from a generous garden to the rear—well-enclosed and sunny southerly aspect—complete with a variety of mature trees, shrubs. With its peaceful yet accessible location near shops, schools, and transport links, Chantry Cottage is the perfect refurbishment project for those looking to create a stylish and personalised home within a charming village environment. EPC E. Council Tax Band E.



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The former market town of Stratton itself supports a useful range of local amenities including traditional shop, public house, modern hospital, garage and primary school etc. The adjoining popular coastal resort of Bude supports a further 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. The bustling market town of Holsworthy is some 8 miles inland whilst the town of Okehampton lying on the fringes of Dartmoor National Park is some 28 miles and provides a convenient link to the A30 which connects in turn to the cathedral city of Exeter with its intercity railway network, airport and motorway links. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles.



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Property Description

Entrance Hallway

Dining Room - 17'8" x 10'11" (5.38m x 3.33m)

Office/Study - 11'1" x 9'10" (3.38m x 3m)

Kitchen - 14'7" x 10'9" (4.45m x 3.28m)

Utility Room - 7'7" x 5'8" (2.3m x 1.73m)

Living Room - 16'2" x 12'2" (4.93m x 3.7m)

Hall - 10'5" x 4'8" (3.18m x 1.42m)

WC - 5'8" x 3'8" (1.73m x 1.12m)

Rear Porch - 10'7" x 4'8" (3.23m x 1.42m)

First Floor Landing

Bedroom 1 - 17'6" x 12'11" (5.33m x 3.94m)

Bedroom 2 - 16'4" x 13'7" (4.98m x 4.14m)

Bedroom 3 - 15'10" x 10'8" (4.83m x 3.25m)

Bathroom - 8'5" x 8'4" (2.57m x 2.54m)

Shower Room - 8'6" x 4'8" (2.6m x 1.42m)

Outside - Tucked away and bursting with character, the gardens of this unique property offer a private green haven in the heart of Stratton. Generously sized and wonderfully established, the outdoor space is a true highlight—perfect for those who love gardening, relaxing or simply being surrounded by nature. A mix of lawned areas, flowering shrubs, and mature trees (including a productive apple tree) create a tranquil, leafy setting, while a purpose-built fruit and veg cage adds a brilliant space for keen growers or aspiring kitchen gardeners. With hidden paths, secluded corners, and plenty of room for seating or summer entertaining, this garden is ready to be enjoyed—and has all the ingredients to become something really special with a little creativity.

Services - Mains electric, gas, water and drainage.

EPC - E

Council Tax - Band E

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.

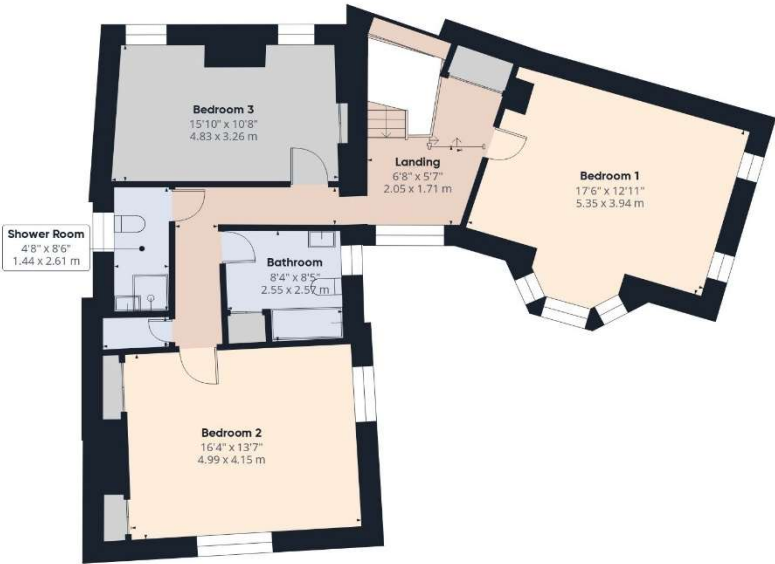


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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1915 ft²
177.8 m²

(1) Excluding balconies and terraces

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

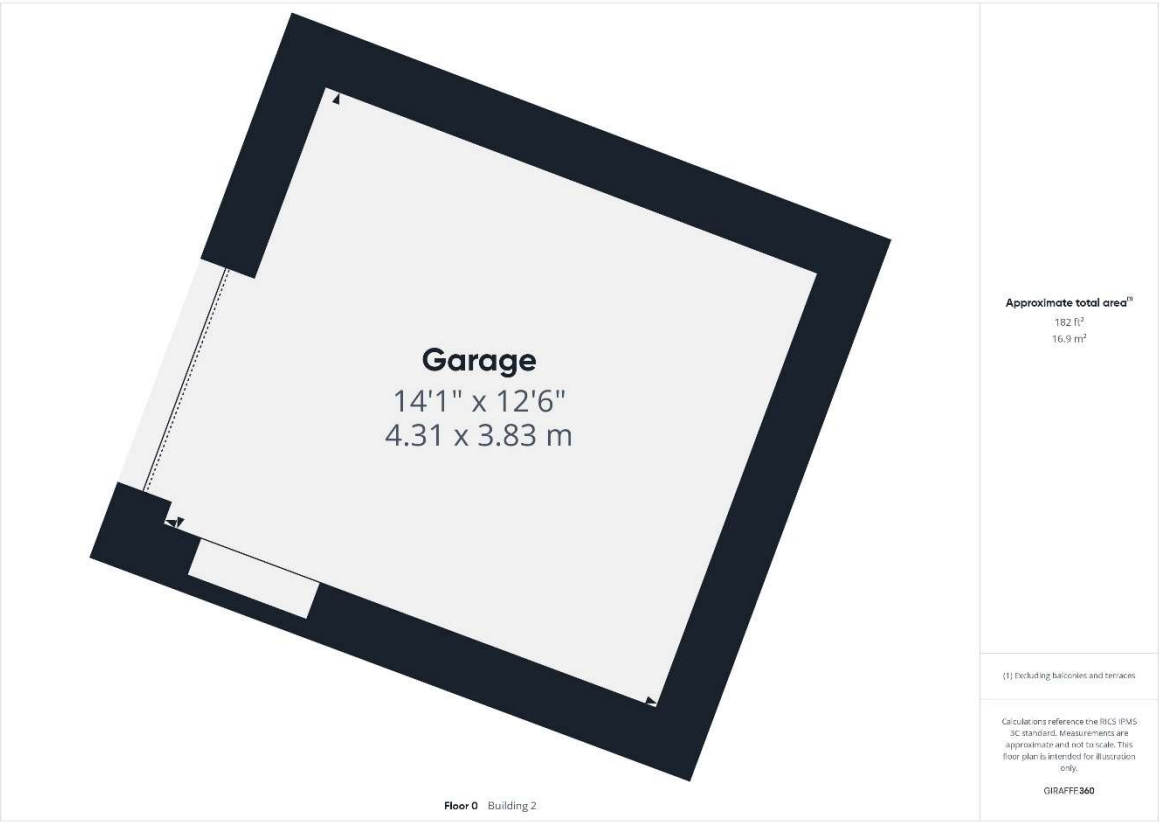
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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 turning on the left just after the Kings Arms Public House. Continue up Fore Street and take the right hand turning into Diddies Road proceed for approximately 500 yards and take a left hand turn into Sanctuary Lane whereupon at the end of the lane Chantry Cottage will be found on your left hand side with its parking and garage located opposite.

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.

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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to provide you with a free valuation of your home.

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