



Bond
Oxborough
Phillips

Changing Lifestyles

7 Old Drovers Way
Stratton
Bude
Cornwall
EX23 9DZ

Asking Price: £695,000

Freehold



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01288 355 066
bude@boproperty.com

7 Old Drovers Way, Stratton, Bude, Cornwall, EX23 9DZ

- 5 bedroom (3 En-suites)
- Georgian style detached home
- Spacious driveway parking
- Double garage
- Private rear gardens
- Excellent village location
- Close to local amenities and schools
- Available with no onward chain



Substantial Five Bedroom, Four Bathroom Family Home in a Tucked-Away Private Setting

Situated on a private, tree-lined road in the historic former market town of Stratton, just a short drive from Bude and the North Cornish coast, 7 Old Drovers Way is an exceptional and beautifully crafted five-bedroom, four-bathroom detached residence. Occupying a generous and secluded plot with a detached double garage, this unique home seamlessly blends Georgian style elegance with rustic charm, boasting exposed beams, cedar/pine joinery and sash-style windows throughout.

Internally, the home offers generous and well-balanced living accommodation across three floors. The ground floor features an impressive double-height entrance hall, spacious triple-aspect sitting room with feature fireplace, separate dining room, study, and a bright and sociable kitchen/breakfast room with a large central island—perfect for entertaining or family life. A separate utility, cloakroom and study complete the ground floor.



Upstairs, the first floor includes three double bedrooms, all with ensuite bathrooms, with the principal bedroom further benefitting from a dressing room. The second floor provides two further double bedrooms and a shared family bathroom—ideal for guests, teenagers, or flexible home working arrangements.

Outside, the home is approached via a private driveway with five-bar timber gates, opening to an extensive gravelled parking area and attractive wraparound gardens, all enclosed with mature planting and fenced boundaries for privacy.

Rarely does a property of this calibre, scale, and setting become available in this part of Stratton—offered with no onward chain. EPC Rating C. Council Tax Band G

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The former market town of Stratton itself supports a useful range of local amenities including traditional shop, public houses, modern hospital and primary school etc. The adjoining popular coastal resort of Bude offers a further range of shopping, schooling and recreational facilities. The property is close to 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, on the fringes of Dartmoor National Park, is some 28 miles away 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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Entrance Hall - 10'8" x 11'3" (3.25m x 3.43m)

Living Room - 14'7" x 22'2" (4.45m x 6.76m)

Dining Room - 10'11" x 13'11" (3.33m x 4.24m)

Kitchen/ Breakfast Room - 23'9" x 14' (7.24m x 4.27m)

Hallway - 3'11" x 3'6" (1.2m x 1.07m)

WC - 4'3" x 3'2" (1.3m x 0.97m)

Office/Study - 9'11" x 7'10" (3.02m x 2.4m)

First Floor Landing - 11' x 14'8" (3.35m x 4.47m)

Bedroom 1 - 14'6" x 14'8" (4.42m x 4.47m)

Walk-in Wardrobe - 8'3" x 6'11" (2.51m x 2.1m)

En-Suite - 5'6" x 6'11" (1.68m x 2.1m)

Bedroom 2 - 11'6" x 14'9" (3.5m x 4.5m)

En-Suite - 5'7" x 6'11" (1.7m x 2.1m)

Bedroom 3 - 13'9" x 10'5" (4.2m x 3.18m)

En-Suite - 5'7" x 6'11" (1.7m x 2.1m)

Second Floor Landing - 11'3" x 3'3" (3.43m x 1m)

Bedroom 4 - 10'8" x 17' (3.25m x 5.18m)

Bedroom 5 - 7'6" x 17' (2.29m x 5.18m)

Bathroom - 7'4" x 5'8" (2.24m x 1.73m)

Double Garage - 18'6" x 18'11" (5.64m x 5.77m)

Outside - Approached via a quiet residential cul-de-sac, 7 Old Drovers Way immediately impresses with its well-maintained frontage, where a spacious gravelled driveway offers ample off-road parking and neat landscaping enhances the kerb appeal. A smartly presented lawn and mature planting leads to the front door, framed by a welcoming entrance porch. Pedestrian access to the side providing access to the generous rear garden, which unfolds into a beautifully kept outdoor space ideal for family living and entertaining. Enclosed for privacy, the rear garden features a broad lawn, paved seating area and established borders, providing a peaceful setting to enjoy the outdoors.

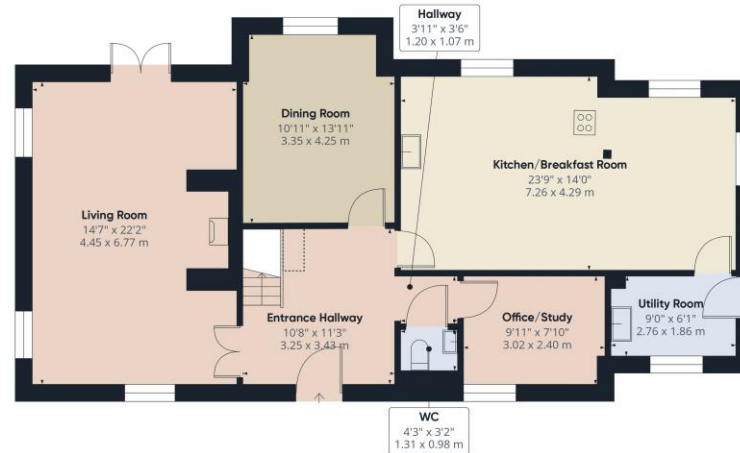
Services - Mains water, drainage, electric and gas. £400 per annum is paid towards the upkeep of the shared unadopted road.

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.

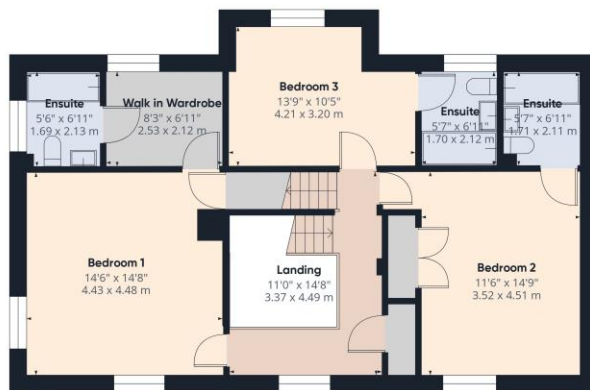


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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2672 ft²
248.2 m²

Reduced headroom

101 ft²
9.4 m²

(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.

GIRAFFE 360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford. Turn right onto the A3072 towards Holsworthy and upon entering the centre of Stratton take left hand turning immediately beyond the Kings Arms. Proceed up the hill and take the right hand turning into Diddies Road, continue for approximately 300 yards whereupon the signpost to Old Drovers Way will be found on the right hand side. Proceed down the hill into the private road whereupon number 7 will be found down the bottom 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.

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

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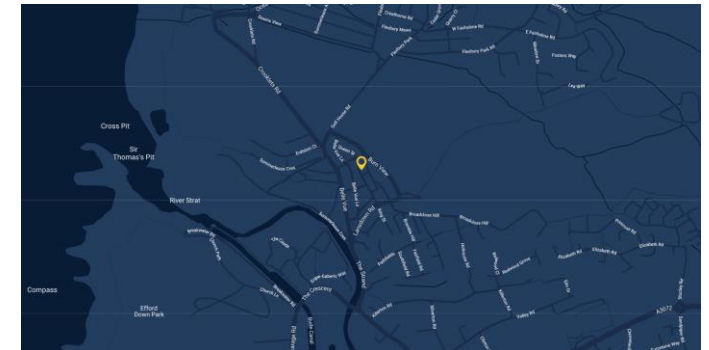
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