



Bond
Oxborough
Phillips

Changing Lifestyles

4 Bay Tree Cottages
Hospital Road
Stratton
Bude
Cornwall
EX23 9BP

Asking Price: £199,950
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

4 Bay Tree Cottages, Hospital Road, Stratton, Bude, Cornwall, EX23 9BP



- Two well-proportioned double bedrooms
- Situated in a quiet courtyard development in historic Stratton
- Allocated off-road parking space
- Attractive communal gardens
- Just minutes from Bude's beaches and amenities
- Scope for modernisation and personalisation
- Ideal coastal home, holiday retreat, or investment opportunity



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Charming Two-Bedroom Cottage in Historic Stratton – With Parking & Communal Gardens

Set within a peaceful courtyard development in the heart of Stratton, 4 Bay Tree Cottages offers an exciting opportunity to own a two-bedroom home just a short drive from Bude's stunning coastline. This property benefits from a designated off-road parking space and access to attractive communal gardens, making it an appealing choice for permanent living or a coastal getaway.

Internally, the ground floor comprises a light and airy dual-aspect lounge and a separate kitchen positioned at the rear. Upstairs, the home offers two double bedrooms along with a family bathroom and central landing.

The property would benefit from a degree of modernisation, presenting a fantastic opportunity for buyers to update and personalise to their taste. Just a short drive from Bude's beaches, shops and schools, this is a versatile home with real potential — ideal for first-time buyers, investors or those looking for a low-maintenance base near the coast.

4 Bay Tree Cottages occupies a sought after position within this self contained rural village of Stratton, only a short distance away from its useful local amenities which include places of worship, public houses, hospital and medical centre, etc. The adjoining popular coastal town of Bude offers a wider range of shopping, schooling and recreational facilities as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford is some 26 miles in a Northerly direction providing access on to the A39 North Devon link road which connects, in turn, to Barnstaple, Tiverton and the M5 motorway.

Kitchen - 7'10" x 13'9" (2.4m x 4.2m)

Lounge - 17'4" x 10'10" (5.28m x 3.3m)

First Floor Landing

Bedroom 1 - 10'7" x 10'8" (3.23m x 3.25m)

Bedroom 2 - 7'10" x 13'9" (2.4m x 4.2m)

Bathroom - 6'6" x 5'5" (1.98m x 1.65m)

Outside - The property benefits from a low-maintenance paved courtyard to the rear, providing a practical outdoor space for seating, potted plants, or storage. This area is ideal for enjoying sunny afternoons or creating a small al fresco dining spot. 4 Bay Tree Cottages also enjoys access to attractive communal gardens and includes an allocated off-road parking space.

Council Tax - Band B.

EPC - Rating E.

Services - Mains electric and water. Shared septic tank costing approximately £50 per annum.

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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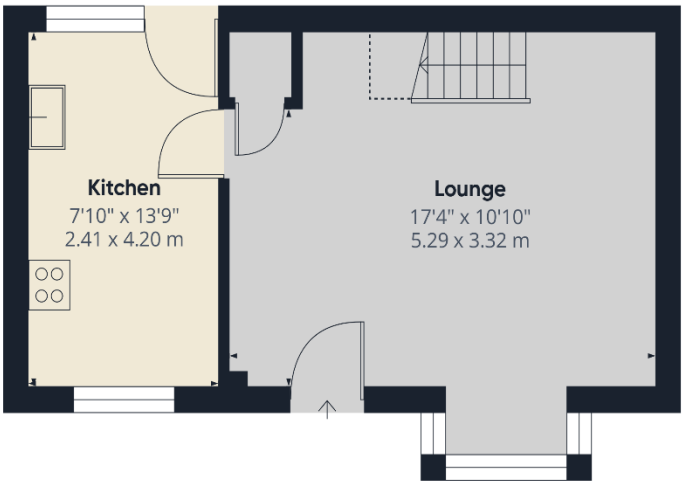


Have a property to sell or let?

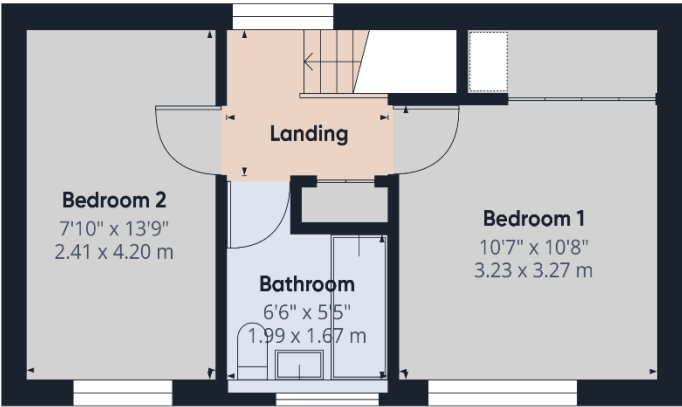
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1

Approximate total area¹⁾
688 ft²
63.9 m²

Reduced headroom
8 ft²
0.7 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Directions

From Bude town centre follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the second exit and follow the road until reaching a right hand turn signposted Stratton / Holsworthy. Follow this road down and the property will be found on the left hand side.