

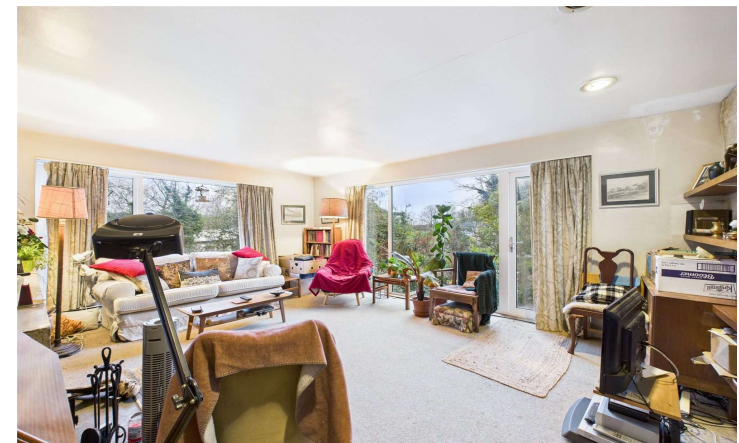


Bond
Oxborough
Phillips

Changing Lifestyles

Irstead House
Poundfield Lane
Stratton
Bude
Cormwall
EX23 9BS

Asking Price: £475,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Irstead House, Poundfield Lane, Stratton, Bude, Cornwall, EX23 9BS



- Unique late-1950s architect-designed home
- Featured historically in a national architectural magazine
- Owned by the same family since built — rich provenance and local history
- Early years used as a local doctor's surgery
- Generous accommodation requiring full modernisation
- Versatile ground-floor layout with large picture windows and natural light
- Five bedrooms plus spacious reception rooms
- Large 0.38-acre plot offering privacy and scope for redevelopment
- Mature gardens with established trees and lawned areas
- Ample driveway parking and covered carport
- Outline Planning Permission (PA24/09843) for one detached dwelling on adjoining land
- Quiet tucked-away location within walking distance of Stratton village
- Easy access to Bude, beaches, A39, hospital and schools
- Huge potential for extension, redesign or contemporary refurbishment (STP)



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Irstead House, Poundfield Lane, Stratton, Bude, Cornwall, EX23 9BS

Tucked away in one of Stratton's most peaceful and discreet lanes, Irstead House is a striking late-1950s architectural home, built ahead of its time and once featured in an architectural magazine for its innovative design. Having remained in the same family since construction, the property carries a rich local history — including its early use as a doctor's surgery serving the Stratton community — making it a truly rare and characterful offering.

Set within approximately 0.38 acres, the property now requires comprehensive modernisation throughout, yet offers enormous scope for those seeking a project, a contemporary redesign, or multi-generational living. The layout provides versatile and unusually generous ground-floor living spaces, large picture windows, and a distinctly mid-century architectural aesthetic, offering the perfect foundation for a striking renovation.

With the benefit of Outline Planning Permission (PA24/09843) granted for the construction of a separate single dwelling on land south of the existing house, future owners have the opportunity to unlock additional value, create space for relatives, or pursue a development project (all matters reserved except access).

Enjoying a private elevated position with mature gardens, established trees and glimpses across Stratton's historic church and surrounding valley, Irstead House represents an exceptional opportunity to secure a generous home with heritage, space and long-term potential — all within easy reach of Bude, Stratton Hospital, schools, amenities and the stunning North Cornwall coastline.

Entrance Hall - 9'3" x 5'9" (2.82m x 1.75m)

Study - 11'5" x 8'10" (3.48m x 2.7m)

Bedroom 5 - 11'6" x 8'10" (3.5m x 2.7m)

Hallway - 9'11" x 5'11" (3.02m x 1.8m)

Living Room - 17'9" x 13'4" (5.4m x 4.06m)

Dining Room - 21'11" x 11'4" (6.68m x 3.45m)

Kitchen - 21'2" x 8'11" (6.45m x 2.72m)

WC

First Floor Landing

Bedroom 1 - 12'1" x 11'9" (3.68m x 3.58m)

Bedroom 2 - 11'6" x 11'3" (3.5m x 3.43m)

Bedroom 3 - 11'5" x 10' (3.48m x 3.05m)

Bedroom 4 - 8'11" x 8'4" (2.72m x 2.54m)

Bathroom - 8'6" x 5'7" (2.6m x 1.7m)

WC - 5'8" x 2'9" (1.73m x 0.84m)

Outside - Approached via a private entrance from Poundfield Lane, Irstead House sits comfortably within its 0.38-acre plot, enjoying excellent privacy and screening from mature trees and hedging. A wide driveway provides ample off-road parking together with a covered carport, offering sheltered access to the main entrance.

The gardens extend predominantly to the rear and side, laid to lawn with a variety of shrubs, woodland boundaries and natural landscaping. The plot provides a superb canvas for landscaping, outdoor entertaining or future expansion, with several clear areas ideal for patios, garden studios or further enhancements (subject to planning).

To the south of the house lies the separate parcel of land included within Outline Planning Permission PA24/09843,

Changing Lifestyles

approved for the construction of a single detached dwelling, providing purchasers with flexibility for development, resale potential or long-term investment.

The setting is peaceful, leafy and private — a genuine retreat within moments of Stratton's amenities and only a short drive from Bude's beaches.

Agents Note - The property is being sold with the benefit of Outline Planning Permission under application:

PA24/09843 – Land South of Irstead House, Poundfield Lane, Stratton

Outline planning permission for the construction of a single residential dwelling with all matters reserved except for access.

Decision: Approved with Conditions (07 January 2025).

This permission relates to land forming part of the overall 0.38-acre plot and presents an excellent opportunity for purchasers seeking a development project, a future investment, or accommodation for extended family (subject to reserved matters approval).

Buyers should also note that Irstead House itself offers significant potential for internal reconfiguration, extension, or a comprehensive redesign, subject to gaining any necessary planning consents. Interested parties are advised to make their own enquiries with Cornwall Council Planning Department regarding any further proposals.

Council Tax - Band F

EPC - Rating E

Services - Mains gas, electric, water and drainage.

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.

Changing Lifestyles

01288 355 066
bude@bopproperty.com

Irstead House, Poundfield Lane, Stratton, Bude, Cornwall, EX23 9BS



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.



Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 take the left hand turning towards Bideford and continue for approximately ¼ mile and take the right hand turning onto the A3072 sign posted Holsworthy. Take the next left hand turning into Poundfield Lane proceed up the lane whereupon the entrance to the property will be found on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Changing Lifestyles

01288 355 066
bude@boproperty.com