



Bond
Oxborough
Phillips

Changing Lifestyles

The Clockhouse
Hillhead
Stratton
Bude
Cornwall
EX23 9AL

Asking Price: £475,000 Freehold



Changing Lifestyles

01288 355 066

bude@bopproperty.com



- Attractive detached family home in sought-after Hillhead development
- Spacious open-plan kitchen/dining room with central island
- Generous living room and flexible ground floor layout
- Ground floor bedroom with en-suite shower room
- Four further bedrooms, including principal with en-suite
- Modern family bathroom and ground floor WC
- Enclosed rear garden laid mainly to lawn
- Detached studio/hobbies room ideal for home working or leisure
- One allocated parking space opposite the property
- Convenient for Stratton, Bude, beaches, and countryside walks
- EPC: TBC
- Council Tax Band: F



We are proud to bring to the market The Clockhouse, an attractive and well-presented 5 bedroom (2 ensuite) detached home offering spacious and versatile accommodation, ideal for modern family living.

The property is approached via an entrance porch leading into a welcoming entrance hall with stairs rising to the first floor. The ground floor is centred around a superb open-plan kitchen/dining room, forming the heart of the home and providing an excellent space for everyday living and entertaining. The kitchen is well appointed with a central island and flows naturally into the dining area, which enjoys double doors opening directly onto the rear garden, creating a strong connection between the indoor and outdoor spaces. A separate generous living room offers a more formal reception space, ideal for relaxing or entertaining. Also on the ground floor is a useful utility room, WC, and a ground-floor bedroom with en-suite shower room, providing excellent flexibility for guests or multi-generational living.

To the first floor, a spacious landing with an additional balcony area provides access to four further well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The accommodation is well balanced throughout and lends itself equally well to family life, home working, or flexible lifestyle use.

Externally, the property enjoys a well-maintained and private rear garden, predominantly laid to lawn and bordered by established planting, creating a pleasant and enclosed outdoor environment. The garden provides ample space for outdoor dining, children's play, and entertaining, with direct access from the kitchen/dining room enhancing its usability throughout the warmer months. Positioned within the garden is a detached studio/hobbies room, offering a highly versatile space ideal for use as a home office, gym, studio, or games room, and adding further appeal to the property.

The property is ideally positioned for access to Stratton's amenities, local schooling, countryside walks, and is just a short drive from Bude's town centre, beaches, and the North Cornish coastline.



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This historic former market town offers a particularly good range of amenities including health centre, school, places of worship, popular pubs etc. The North Cornish coast and Bude with its safe sandy surfing beaches is only some 2 miles distant. Bude offers a comprehensive range of amenities including golf course, indoor swimming pool complex, excellent range of shops, super markets etc. The market town of Holsworthy is some 8 miles distant, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 28 miles. The University and Cathedral City of Exeter with its inter-city rail and motorway links is some 50 miles. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles. Launceston, Cornwall's ancient capital is some 19 miles.



Property Description

Entrance Porch - 7'7" x 4'8" (2.3m x 1.42m)

Entrance Hall - 12'2" x 10'11" (3.7m x 3.33m)

Living Room - 26'8" x 12'7" (8.13m x 3.84m)

Kitchen/Dining Room - 24'1" x 14'1" (7.34m x 4.3m)

Utility Room - 8'9" x 5'9" (2.67m x 1.75m)

Bedroom 5 - 11'11" x 9'4" (3.63m x 2.84m)

Ensuite - 7'2" x 2'9" (2.18m x 0.84m)

WC - 8'9" x 5'9" (2.67m x 1.75m)

Landing - 20'8" x 11' (6.3m x 3.35m)

Double doors leading to Balcony (9'8 x 5'4).

Bedroom 1 - 14' x 12'7" (4.27m x 3.84m)

Access to walk in wardrobe.

Ensuite Shower Room - 6'1" x 5'8" (1.85m x 1.73m)

Bedroom 2 - 12'7" x 12'1" (3.84m x 3.68m)

Built in wardrobe.

Bedroom 3 - 12'7" x 10'5" (3.84m x 3.18m)

Bedroom 4 - 12'7" x 9'8" (3.84m x 2.95m)

Family Bathroom - 12'6" x 5'8" (3.8m x 1.73m)

Outside - Externally, The Clockhouse enjoys a pleasant and private rear garden, laid mainly to lawn and providing an ideal space for outdoor dining, children's play, or simply relaxing. The garden also features a detached studio/hobbies room, offering excellent versatility and well suited for use as a home office, gym, or creative space.

The property sits within easy reach of Stratton's amenities, local schooling, and countryside walks, while being just a short drive from Bude's town centre, beaches, and coastal attractions.

Studio/Hobbies Room - 22'8" x 11'5" (6.9m x 3.48m)

Store Room - 11'1" x 6' (3.38m x 1.83m)

Parking - The Clockhouse benefits from one allocated parking space located on the opposite side of the road. A communal parking area is

Parking Cont'd - located further along the road, providing additional convenience for residents and visitors alike.

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.

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	5 Mbps
Superfast	80 Mbps
Ultrafast	1000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

Floorplan

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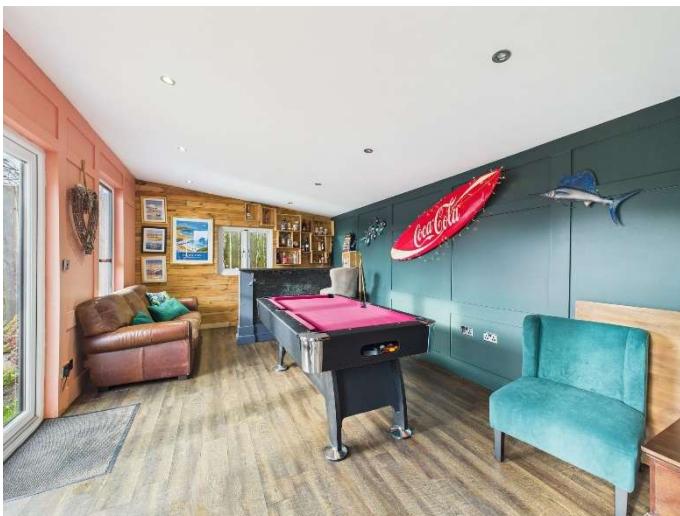
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EPC TBC

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 sign posted Bideford whereupon Robins Nest will be found within approximately 350 yards on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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