



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Crab Cottage  
16 Stratton Road  
Bude  
Cornwall  
EX23 8AE

**Asking Price: £335,000**

**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Crab Cottage, 16 Stratton Road, Bude, Cornwall, EX23 8AE



- Three/four bedroom detached home
- Well presented throughout
- Off road parking and garage
- Convenient location close to Bude town, schools and amenities
- South-facing rear garden with patio seating area



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An exciting opportunity to acquire a well-presented three-bedroom detached home conveniently situated along Stratton Road, within easy reach of the coastal town of Bude, local schools and everyday amenities. Crab Cottage offers comfortable and well-balanced accommodation arranged over two floors together with driveway parking, garage and an enclosed south-facing rear garden.

The property is entered via a welcoming entrance hall with staircase rising to the first floor and access to the principal ground floor rooms. The living room is a bright and comfortable space featuring a bay window to the front and patio doors opening directly onto the rear garden, creating a pleasant connection between the interior and outdoor space and allowing plenty of natural light to fill the room.

The kitchen is fitted with a range of wall and base units complemented by integrated appliances including a double oven, gas hob with extractor hood and dishwasher. The room provides ample storage along with useful pantry and under-stairs cupboards and space for further appliances.

Also on the ground floor is a versatile second reception room which could serve as a formal dining room, home office or occasional fourth bedroom if required, together with a convenient cloakroom.

To the first floor are three bedrooms including a comfortable principal bedroom benefiting from its own en-suite shower room. Bedroom two is another generous double room with fitted wardrobes and a bay window, while the third bedroom provides further flexible accommodation. The family bathroom serves the remaining bedrooms and comprises a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a gated driveway providing off-road parking and access to the garage. The enclosed south-facing rear garden is designed for ease of maintenance and offers a paved patio area ideal for outdoor dining.

Crab Cottage occupies a convenient position within easy reach of local schools, shops and amenities, while the popular coastal town of Bude and its renowned beaches are just a short distance away, making this an excellent opportunity to acquire a well-located home on the North Cornish coast.

**Entrance Hall** - 6'2" x 9'1" (1.88m x 2.77m)

**WC** - 5'3" x 2'11" (1.6m x 0.9m)

**Kitchen** - 14'6" x 9'7" (4.42m x 2.92m)

**Dining Room/Bedroom 4** - 12'7" x 7'6" (3.84m x 2.29m)

**Living Room** - 10'10" x 17'8" (3.3m x 5.38m)

**Landing**

**Bedroom 1** - 14'8" x 11'5" (4.47m x 3.48m)

**Ensuite Shower Room** - 8'1" x 5'9" (2.46m x 1.75m)

**Bedroom 2** - 11'1" x 8'8" (3.38m x 2.64m)

**Bedroom 3** - 7'8" x 8'10" (2.34m x 2.7m)

**Bathroom** - 6'1" x 5'5" (1.85m x 1.65m)

**Garage** - 9' x 18'2" (2.74m x 5.54m)

**Outside** - Externally the property benefits from an enclosed rear patio garden designed for low-maintenance outdoor living, providing an ideal space for seating, entertaining and al-fresco dining. The garden is complemented by raised planting beds creating an attractive and private outdoor environment. A private driveway provides off-road parking and leads to a detached garage offering useful storage or workshop space.

**EPC** - Rating C.

**Council Tax** - Band D.

Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks, etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.



# Crab Cottage, 16 Stratton Road, Bude, Cornwall, EX23 8AE

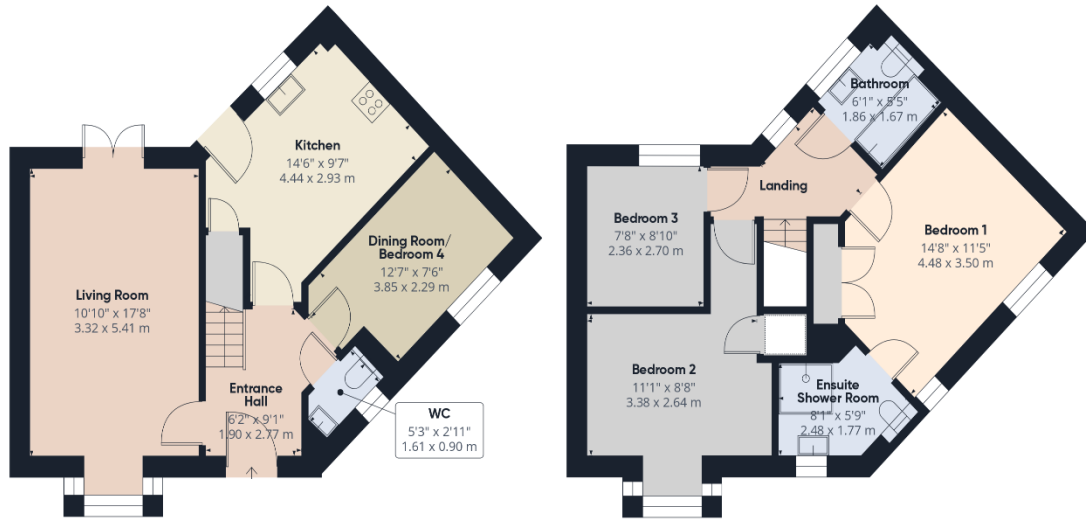


## Have a property to sell or let?

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.

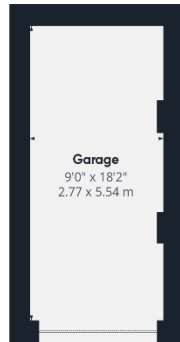
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Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>0</sup>  
1180 ft<sup>2</sup>  
109.6 m<sup>2</sup>

(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.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 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 turn right at the Morrisons roundabout whereupon Crab Cottage will be found on the right hand side.

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