

April Cottage
Bowden
Stratton
Bude
Cornwall
EX23 9BH

Asking Price: £679,950 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

April Cottage, Bowden, Stratton, Bude, Cornwall, EX23 9BH



- 3 BEDROOM (1 ENSUITE) DETACHED HOUSE
- DETACHED GARAGE/ANNEX SUITING A VARIETY OF USES
- IMMACULATELY PRESENTED THROUGHOUT
- BALCONY OFFERING SUPERB COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE EDGE LOCATION
- GENEROUS LANDSCAPED FRONT AND REAR GARDENS
- EXTENSIVE OFF ROAD PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- EPC: C



An exciting opportunity to acquire this extensively renovated 3 bedroom (1 ensuite) upside down detached house with a detached multi purpose garage/annex building suiting a variety of uses. The residence offers immaculately presented accommodation throughout with an open plan kitchen lounge on the first floor leading to a large balcony area providing spectacular views over the surrounding countryside.

The property occupies a generous elevated plot in the sought after village of Stratton with ample off road parking for 5 vehicles, landscaped front and rear gardens with a useful workshop/outbuilding. Viewings are highly recommended to appreciate the size and scope of the property on offer.

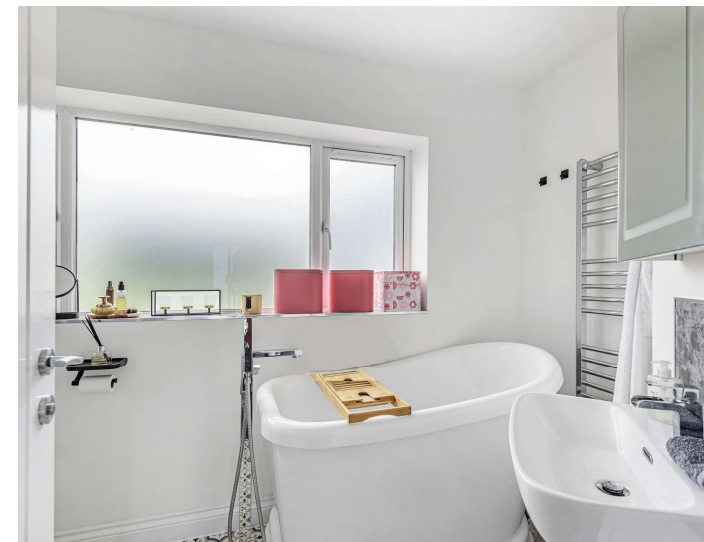
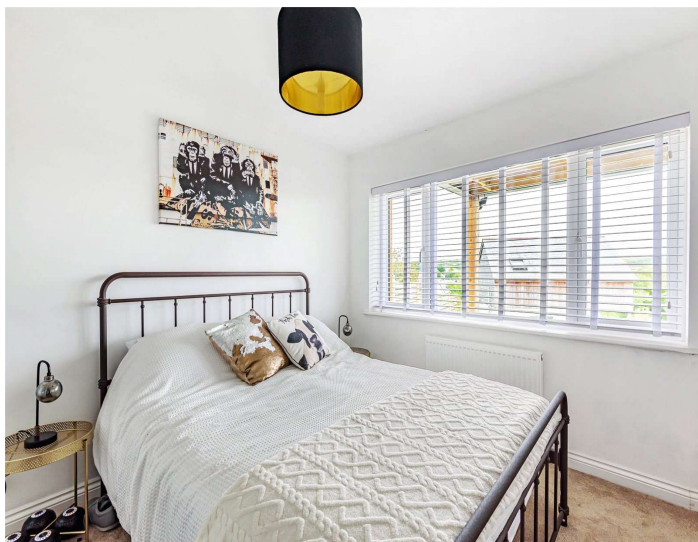


Changing Lifestyles

01288 355 066
bude@bopproperty.com



April Cottage is situated towards the edge of the ancient market town of Stratton supporting a good range of local amenities including general stores, post office, public houses, places of worship, hospital and medical centre. The adjacent popular coastal town of Bude offers a comprehensive range of shopping, schooling and recreational facilities and lies amidst the rugged Cornish coastline famed for its many areas of outstanding natural beauty and popular for its safe, sandy, surfing beaches. The market town of Holsworthy lies some eight miles inland and the port town of Bideford is easily accessible off the A39 some 29 miles in a north easterly direction with connections, via the north Devon link road, to Tiverton and the M5 motorway.



Property Description

April Cottage

Entrance Hall - Staircase leading to first floor landing. Built in under stair cupboard. Utility cupboard with space and plumbing for washing machine/tumble dryer and gas boiler. Door to rear garden.

Bedroom 1 - Double bedroom with window to front elevation.

Ensuite - Enclosed corner shower with mains fed shower over, wall hung wash hand basin, low flush WC, heated towel rail and window to side elevation.

Bedroom 2 - Double bedroom with window to front elevation.

Bedroom 3 - Double bedroom with window to rear elevation.

Bathroom - Modern slipper bath with handheld shower attachment, enclosed corner shower cubicle with mains fed shower over, wall hung wash hand basin, low flush WC, heated towel rail and window to rear elevation.

First Floor

Open Plan Lounge/Kitchen - A superb light and airy open plan reception room with twin feature sliding doors to the front elevation leading to the adjoining balcony area offering spectacular views over the surrounding village and fields.

Kitchen Area - A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with pull out spray tap, 5 ring ceramic hob with extractor hood over, built in high level double oven/grill combi, integrated slimline dishwasher and space for American style fridge freezer. Ample space for breakfast table and chairs.

Balcony - Larch decking area with glass balustrade and timber pillars providing a fantastic space for al fresco dining with elevated views over the village of Stratton and the surrounding countryside.

Detached Garage/Annexe - A multipurpose building suiting a variety of uses.

Garage - Up and over vehicle entrance door with power and light connected.

Annexe Kitchen - Fitted base units with work surfaces over incorporating ceramic sink drainer unit with mixer taps over. Stable door. Staircase leading to first floor.

First Floor

Annexe Bedroom / Office A spacious multi purpose area with lpg gas fired burner, triple Velux windows and window to front elevation enjoying countryside views.

Shower Room - Enclosed double shower with mains fed shower over, low flush WC and pedestal wash hand basin. Velux window. Built in airing cupboard housing hot water immersion tank. Built in storage cupboards.

Property Description

Outside - The residence occupies a generous plot of 0.2 acres approximately in total, approached via a gravel entrance driveway providing extensive off road parking and access to detached garage/Annex . A lawn area adjoins the building and parking with a useful timber framed shed and greenhouse. Pedestrian path leads to the main residence with landscaped gardens to front. Access to either side of the main dwelling leads to the rear gardens laid principally to lawn with mature borders and a useful block built workshop/store with power and light connected.

Services - Mains electric, water, drainage and gas fired central heating.

Council Tax - Band D



April Cottage, Bowden, Stratton, Bude, Cornwall, EX23 9BH



Garage/Annexe



Changing Lifestyles

01288 355 066
bude@boproperty.com

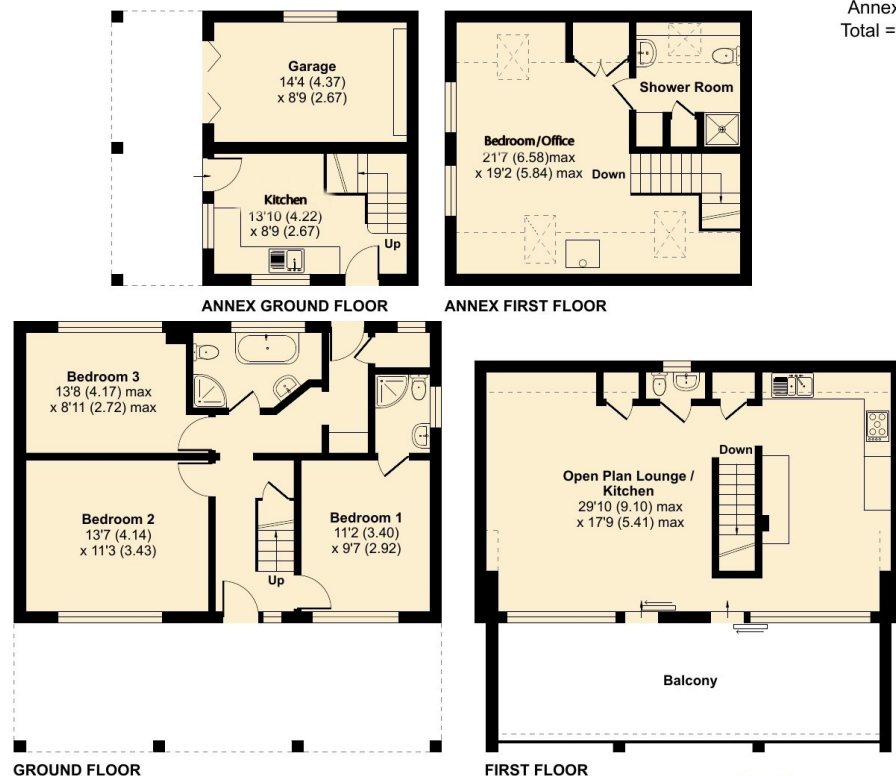
April Cottage, Bowden, Stratton, Bude, Cornwall, EX23 9BH



Approximate Area = 1239 sq ft / 115.1 sq m (includes garage)
 Limited Use Area(s) = 171 sq ft / 15.9 sq m
 Annex = 393 sq ft / 36.5 sq m
 Total = 1803 sq ft / 167.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Bond Oxborough Phillips. REF: 876537



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed out of the town towards Stratton. On reaching the A39 turn left signposted Bideford and after approximately ¼ of a mile take the right hand turn onto the A3072 into Stratton. Proceed down the hill passing the hospital on the right hand side and take the right hand turning into Union Hill. Turn immediately left into Bowden Lane and continue for approximately 250 yards, rising up the hill and turn right into a narrow lane (off a sharp left hand bend) whereupon April Cottage will be found on the left 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.

Changing Lifestyles

01288 355 066
 bude@boproperty.com

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

