



Bond
Oxborough
Phillips

Changing Lifestyles

Harwood
Bowden
Stratton
Bude
Cornwall
EX23 9BH

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Harwood, Bowden, Stratton, Bude, Cornwall, EX23 9BH



- 3 BEDROOM DETACHED BUNGALOW
- NON TRADITIONAL CONSTRUCTION
- WELL SUITED AS A SECOND HOME/INVESTMENT PROPERTY
- GENEROUS SIZE GARDEN
- PEDESTRIAN ACCESS ONLY
- OFF ROAD PARKING SPACE
- BEAUTIFULLY DECORATED THROUGHOUT
- EDGE OF TOWN LOCATION
- VALLEY AND COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: F
- COUNCIL TAX BAND: TBA



Occupying a tucked away position within the sought after market town of Stratton, enjoying superb views over the valley and open farmland is a well presented 3 bedroom (1 ensuite) detached bungalow believed to be of non-traditional construction. The property boasts open plan living with a double fronted log burner and has been extensively renovated/redesigned by the current owners in 2022 to combine the rustic charm of bohemian beach living with sleek and stylish modern convenience. The residence occupies a generous size plot with 2 raised decking areas enjoying superb views over the surrounding countryside and a fully plumbed in outdoor bath supplying hot and cold water. Off road parking space with pedestrian access only to the bungalow.



Changing Lifestyles

01288 355 066
bude@bopproperty.com



The former market town of Stratton itself supports a useful range of local amenities including traditional shops, public house, modern hospital, garage and primary school etc. The adjoining popular coastal resort of Bude supports a further range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy is some 8 miles inland whilst the town of Okehampton lying on the fringes of Dartmoor National Park is some 28 miles and provides a convenient link to the A30 which connects in turn to the cathedral city of Exeter with its intercity railway network, airport and motorway links. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles.



Property Description

Entrance Hall

Open Plan Lounge/Kitchen - 23' (Max) x 11'3" (7m (Max) x 3.43m)

An impressive light and airy reception space with bay window to front elevation enjoying elevated views over Stratton with a large brick feature fireplace housing a double fronted wood burning stove. The kitchen area comprises a combination of base and wall mounted units with work surfaces over incorporating inset stainless steel sink with modern brass mixer tap, 4 ring hob with extractor over, built in oven and slimline dishwasher. Ample space for dining table and chairs with double glazed sliding doors to side patio area. Spiral staircase leads to Mezzanine area. Useful built in storage cupboard.

Bedroom 1 - 11'1" x 11'4" (3.38m x 3.45m)

Double bedroom with double glazed French doors to side elevation.

Ensuite Shower Room - 5'3" x 4'7" (1.6m x 1.4m)

Enclosed double shower cubicle with mains fed drench shower over, wall hung wash hand basin, low flush WC, heated towel rail and windows to side elevation.

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

Double bedroom with bay window to front elevation.

Hallway - Built in storage cupboards with window to rear elevation.

Bedroom 3 - 7'2" x 4'6" (2.18m x 1.37m)

Window to side elevation.

Bathroom - 10' x 4'8" (3.05m x 1.42m)

Modern slipper bath with mixer tap over, enclosed shower cubicle with mains fed drench shower over, low flush WC, heated towel rail, vanity unit with ornate wash hand basin and brass mixer tap. Windows to rear elevation.

Mezzanine - 11'4" x 10'8" (3.45m x 3.25m)

Outside - The property is approached via a parking space with steps leading to the pedestrian access via steps up from the lane. The gardens are a generous size and gently sloping being principally laid to lawn with a variety of mature shrubs and planting. A raised timber decked area provides the perfect spot for al fresco dining enjoying far elevated views over Stratton and the surrounding countryside. A gravel path leads round the side of the property to a private seating area with an outside bath tub with hot and cold water. Brick built log store.

Property Description

Agents Note - The property is believed to be of non traditional construction, specific construction unknown. The current owners have advised Bond Oxborough Phillips that since purchasing the property in 2021 extensive **works** have been carried out to the property including insulating all walls and floors. We would advise that any prospective purchaser should seek advice from their mortgage company if they are looking to take out a mortgage on the property. There is a right of way at the front of the boundary, enabling the neighbouring property pedestrian access to the road on foot only via the steps.

Council Tax - To be assigned. Currently a holiday let.

EPC - Rating F.

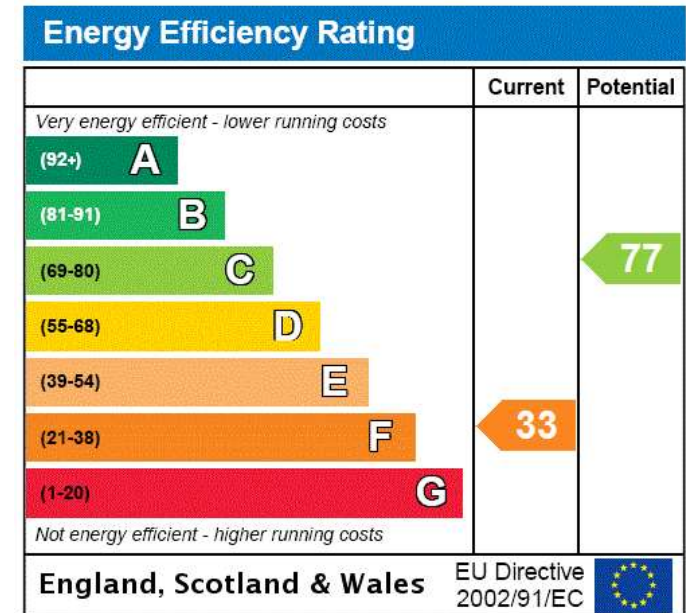


Harwood, Bowden, Stratton, Bude, Cornwall, EX23 9BH



Changing Lifestyles

01288 355 066
bude@boproperty.com



Directions

Proceed out of Bude towards the A39. Upon reaching the A39 turn left towards Bideford, turn right onto the A3072 signposted Holsworthy/Launceston. Continue past the Hospital and just before the Bridge turn right into Union Hill and take the next left onto Bowden Lane whereupon the property will be found within approximately 1/4 mile on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

Harwood, Bowden, Stratton, Bude, Cornwall, EX23 9BH

Changing Lifestyles

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

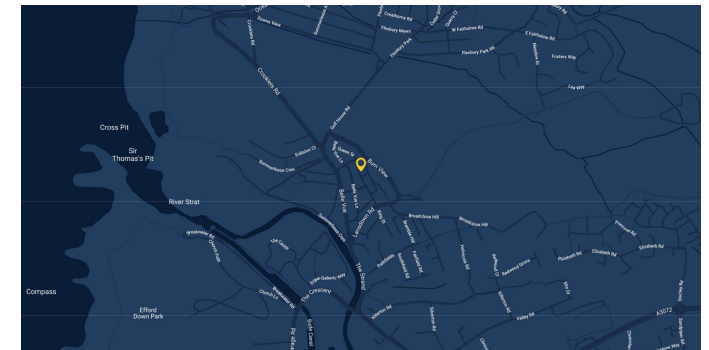
Have a property to sell or let?

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.



Changing Lifestyles

01288 355 066
bude@bopproperty.com