



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Brookside  
Diddies  
Stratton  
Cornwall  
EX23 9NF

**Asking Price: £725,000 Freehold**



Changing Lifestyles

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Brookside, Diddies, Stratton, Cornwall, EX23 9NF

- 3 BEDROOMS (1 ENSUITE)
- DETACHED COTTAGE
- 1/2 ACRE GARDENS
- DETACHED ANNEXE
- SUPERBLY PRESENTED
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- SUPERB VIEWS
- QUIET LOCATION
- VIEWINGS HIGHLY RECOMMENDED
- EPC: D & C
- COUNCIL TAX BAND: D & A



**Enjoying a most pleasant setting and standing in its own delightful 1/2 acre grounds and gardens a charming 3 bedroom (1 en-suite) detached period home with a detached annexe offering letting potential or dual family accommodation.**

**Well presented living space throughout, ample off road parking and Double Garage.**



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Brookside enjoys a pleasant position within walking distance of the attractive ancient market town of Stratton supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports 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 post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.



# Property Description

## Front Entrance Door - To

### Living/Dining Room - 25'8" x 12' (7.82m x 3.66m)

Dual aspect windows, feature fireplace housing wood burning stove on slate hearth, exposed ceiling joists and deep sill slate windows to front elevation, stairs to First Floor.

### Kitchen/Breakfast Room - 13' x 12' (3.96m x 3.66m)

Slate tiled flooring, fitted range of base and wall mounted cupboard units with Corian work surfaces incorporating 1 ½ bowl sink unit with mixer taps, 5 burner gas hob with extractor over, built-in double oven, integrated dishwasher, central island unit with breakfast bar.

**Lobby** - With plumbing provided for washing machine.

**Cloakroom** - Close coupled WC and wash hand basin.

### Conservatory - 15'8" x 8'7" (4.78m x 2.62m)

Tiled flooring.

## First Floor Landing

### Bedroom 1 - 12'4" x 12' (3.76m x 3.66m)

Dual aspect windows.

### En Suite Shower Room - 5'10" x 4'8" (1.78m x 1.42m)

Large shower with built-in shower unit, close coupled WC and wash hand basin.

### Dressing Room - 6'2" x 4'8" (1.88m x 1.42m)

### Bedroom 2 - 12' x 7'1" (3.66m x 2.16m)

### Bedroom 3 - 11'7" (3.53) x 10'1" (3.07) maximum dimensions

### Bathroom - 10'3" x 7'1" (3.12m x 2.16m)

Fitted suite comprising large enclosed panelled bath with mixer tap unit complete with shower attachment, enclosed corner shower cubicle with mains fed shower over, concealed cistern WC, vanity unit with inset wash hand basin, heated towel rail and window to side elevation.

## The Annexe

### Conservatory

Windows and double doors to landscaped gardens and extensive patio seating area. Door to:

### Living Room with Kitchen Area - 18'7" (5.66) x 12'3" (3.73) maximum dimensions

Dual aspect windows, vaulted ceilings exposing roof joists, fitted work surfaces incorporating stainless steel sink unit, recess for fridge.

### Bedroom - 11'5" (3.48) x 7'3" (2.21) maximum dimensions

### Shower Room - 6'2" x 4'8" (1.88m x 1.42m)

Close coupled WC, wash hand basin and shower with built-in shower unit.

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# Property Description

**Outside** - The property is approached through double opening entrance gates over a brick paved driveway providing parking/turning and leads to the Double Garage and continues to a pleasant seating/barbecue area. The delightful gardens extend to over ½ acre and are principally laid to lawn with a well stocked variety of flower borders and mature trees and shrubs providing privacy and seclusion. A running stream meanders through the gardens and several bridges provide links across to different areas. To the east is a small meadow backing onto open farmland and enjoys elevated rural views across to Stratton. Adjoining the Annexe is a vegetable/herb garden with raised beds and a 10' x 8' aluminium framed Greenhouse. Also included is a large fruit cage, detached workshop/store 19'1 x 11'3 with power/light connected and a polytunnel (measuring 29' x 14').

**Double Garage** - 19'1" x 18'9" (5.82m x 5.72m)  
2 Up and over doors, power and light connected.

**EPC Ratings** - House EPC D Annexe EPC C

**Council Tax** - House D. Annexe A.



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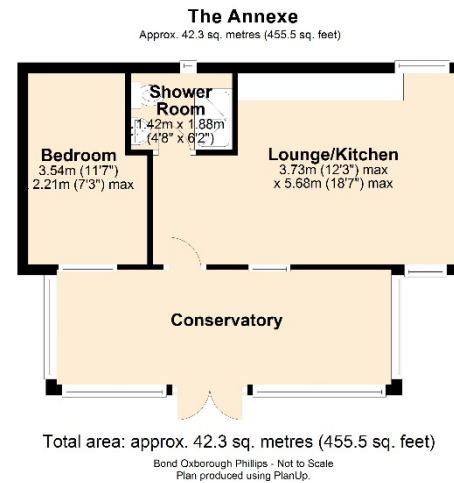
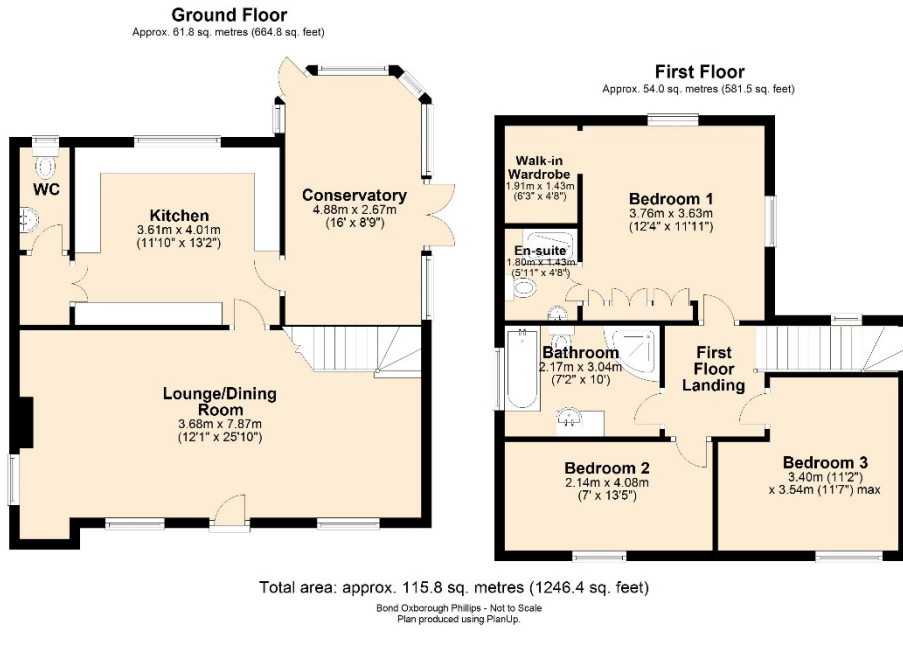
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**Annexe**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>84</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## 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. Proceed down the hill into the centre of the village and take the left hand turning next to the Kings Arms. Proceed up the hill and take the right hand turning opposite the post office into Diddies Road continue for approximately quarter of a mile. Turn right into Diddies Lane where upon Brookside Cottage will found on the left hand side with a For Sale board 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.

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

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### 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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the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

