



Bond
Oxborough
Phillips

Changing Lifestyles

2 Barnfield Park
Stratton
Bude
EX23 9BQ

Guide Price: £580,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Barnfield Park, Stratton, Bude, EX23 9BQ



- 4 BEDROOMS (2 ENSUITE)
- DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- CONSERVATORY
- ENCLOSED LANDSCAPED GARDENS
- EXTENSIVE PARKING AREA
- INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC: C
- COUNCIL TAX BAND: E



Enjoying a most pleasant setting within the sought after North Cornish market town of Stratton, we are proud to present an immaculately presented large family home offering versatile and spacious accommodation throughout. Situated within walking distance of local amenities and only a short drive from the coastal town of Bude, the residence boasts 2 reception rooms, a recently fitted kitchen, downstairs study, 4 first floor bedrooms (2 en suite), enclosed landscaped gardens, extensive parking area and integral garage. Virtual tour available upon request.



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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 - Spacious entrance hall with staircase leading to first floor landing. Useful built in under stair cupboard.

Kitchen/ Dining Room - 18'3" x 15'3" (Max) (5.56m x 4.65m (Max))

A spacious, light and airy dual aspect room with windows to side and rear elevations. A recently updated high quality fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating an inset 11/2 sink drainer with mixer taps over. Twin CDA Built-in pyrolytic self-cleaning oven with 4 ring gas hob and extractor system over. Space for American style fridge/freezer, integrated dishwasher. Ample space for a large dining room table and chairs. Underfloor heating. Opening into-

Conservatory - 12'1" x 10'8" (3.68m x 3.25m)

A superb fully glazed room overlooking the rear gardens. French glazed doors to side. Underfloor heating.

Living Room - 14'10" x 12'8" (4.52m x 3.86m)

A comfortable room with window and French glazed doors to rear elevation. Modern feature wood burning stove with slate hearth.

Study - 8'5" x 6'1" (2.57m x 1.85m)
Window to front elevation.

Utility Room - 9'8" x 6'8" (2.95m x 2.03m)

Base mounted units with work surfaces over incorporating a stainless steel single sink drainer unit with mixer taps. Gas fired central heating boiler supplying domestic hot water and heating systems. Plumbing and recess for washing machine. Space for under counter fridge and freezer, recess for tumble dryer. Window and door to side elevation. Door to garage.

WC - 5' x 3'6" (1.52m x 1.07m)

Close coupled wc and wash hand basin, window to side.

First Floor - Useful built in airing cupboards.

Bedroom 1 - 14'10" x 12'8" (4.52m x 3.86m)

A spacious master bedroom with twin windows to rear elevation. Door to-

Ensuite - 7'7" x 6'1" (2.3m x 1.85m)

A well presented fitted suite comprising an enclosed double shower cubicle with mains fed shower, close coupled WC, wash hand basin and heated towel rail. Window to front elevation.

Bedroom 2 - 14'6" x 12'5" (4.42m x 3.78m)

A generous king size double bedroom with window to front elevation, built in wardrobe cupboard. Door to-

Ensuite - 8'7" x 3'10" (2.62m x 1.17m)

Enclosed double shower cubicle with power shower over. Close coupled wc, wash hand basin and heated towel rail. Window to side elevation.

Bedroom 3 - 11'9" x 9'11" (3.58m x 3.02m)

A generous double bedroom with window to rear elevation.

Bedroom 4 - 11'9" x 8' (3.58m x 2.44m)

A double bedroom with window to rear elevation.

Bathroom - 9'9" (2.97) x 7'9" (2.36) maximum dimensions

A fitted bathroom suite comprising an enclosed panelled bath, close coupled wc, wash hand basin, heated towel rail and window to side elevation.

Property Description

Integral Garage - 16'9" x 10'1" (5.1m x 3.07m)

Up and over vehicle entrance door. Window to side elevation.

Outside - The property is approached via an extensive tarmac entrance driveway providing ample off road parking. Level lawned front garden with mature hedging bordering. Pedestrian access to side leading to landscaped rear gardens comprising an extensive paved patio area adjoining the rear providing an ideal spot for alfresco dining, gravelled area with patio circle providing a further pleasant seating area and lawn. To the rear are attractive terraces with Cornish Stone walling boasting an assorted range of mature shrubs and plants. Timber garden shed.

EPC - Rating C

Council Tax - Band E

Services - Mains gas, electric, water and drainage.



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EPC TBC

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and after approximately ¼ mile take the right hand turning on the A3072 into Stratton. Proceed through the centre towards Holsworthy and just before leaving the edge of the village take the right hand turning into Howard Lane and immediately right again into Barnfield Park whereupon the property will be found within a short distance 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.

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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

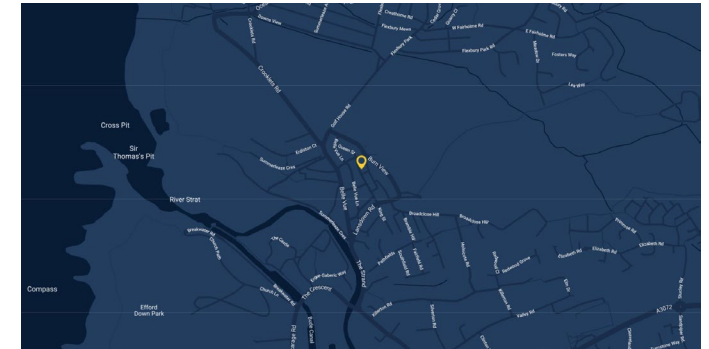
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