

Hammetts
Spicers Lane
Stratton
Cornwall
EX23 9DR

Asking Price: £300,000 Freehold







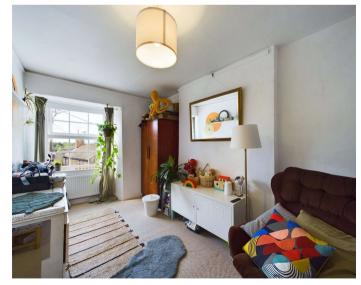


- 2 BEDROOMS
- END TERRACE COTTAGE
- DECEPTIVELY SPACIOUS
- GENEROUS WALLED GARDEN
- USEFUL COB/STONE OUTBUILDING
- WALKING DISTANCE OF LOCAL VILLAGE AMENITES
- SHORT DRIVE TO COASTAL TOWN OF BUDE
- EPC: F
- COUNCIL TAX BAND: D











Changing Lifestyles

Situated in the heart of this ancient market Bedroom 2 - 14'7" x 7'9" (4.45m x 2.36m) town steeped in history an opportunity to acquire this 2 bedroom end terraced character cottage. Generous walled gardens Enclosed shower cubicle with mains fed with cob/stone outbuilding.

Entrance Hall - Staircase to first floor landing, towel rail.

Living Room - 13'11" x 11' (4.24m x 3.35m) with feature fireplace housing log burner.

Kitchen - 16' x 11'6" (4.88m x 3.5m)

comprising a range of base mounted units stone outbuilding with a tiled roof. with work surfaces over incorporating composite 11/2 sink drainer unit with modern Services - Mains gas, electricity, water and mixer tap, 4 ring gas hob with extractor hood drainage. over, built in oven and fridge freezer. Space and plumbing for dishwasher. Access to EPC - Rating F useful under stair storage area.

First Floor Landing - Window to front elevation.

Bedroom 1 - 14'5" x 13'2" (4.4m x 4.01m) Generous double bedroom with window to rear elevation overlooking the large walled garden.

Window to front elevation.

Shower Room - 7'3" x 5'8" (2.2m x 1.73m)

shower and drench over, pedestal wash hand basin, low flush WC, wall mounted heated

Outside - The property is approached via a Light and airy dual aspect reception room pedestrian door giving access to the private walled gardens being principally laid to lawn with a variety of mature shrubs and plants and the original stone/cob wall bordering. At Dual aspect room with fitted kitchen the bottom of the garden is a generous cob/

Council Tax - Band D.







Hammetts, Spicers Lane, Stratton, Cornwall, EX23 9DR



Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Continue up Fore Street and take the right hand turning into Church Street whereupon Hammets will be found within approximately 300 yards on the right hand side.



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