



Bond
Oxborough
Phillips

Changing Lifestyles

Hammetts
Spicers Lane
Stratton
Cornwall
EX23 9DR

Asking Price: £300,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



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



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Situated in the heart of this ancient market town steeped in history an opportunity to acquire this 2 bedroom end terraced character cottage. Generous walled gardens with cob/stone outbuilding.

Entrance Hall - Staircase to first floor landing.

Living Room - 13'11" x 11' (4.24m x 3.35m)
Light and airy dual aspect reception room with feature fireplace housing log burner.

Kitchen - 16' x 11'6" (4.88m x 3.5m)
Dual aspect room with fitted kitchen comprising a range of base mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with modern mixer tap, 4 ring gas hob with extractor hood over, built in oven and fridge freezer. Space and plumbing for dishwasher. Access to 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.

Bedroom 2 - 14'7" x 7'9" (4.45m x 2.36m)
Window to front elevation.

Shower Room - 7'3" x 5'8" (2.2m x 1.73m)
Enclosed shower cubicle with mains fed shower and drench over, pedestal wash hand basin, low flush WC, wall mounted heated towel rail.

Outside - The property is approached via a 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 the bottom of the garden is a generous cob/stone outbuilding with a tiled roof.

Services - Mains gas, electricity, water and drainage.

EPC - Rating F

Council Tax - Band D.

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	4 Mbps
Ultrafast	1000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



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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 Hammetts will be found within approximately 300 yards on the right hand side.

