



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Jalna  
Church Street  
Stratton  
Bude  
Cornwall  
EX23 9DE

**Asking Price: £399,950 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Jalna, Church Street, Stratton, Bude, Cornwall, EX23 9DE



- 4 BEDROOMS (1 ENSUITE)
- GRADE II LISTED CHARACTER COTTAGE
- DECEPTIVELY SPACIOUS
- GENEROUS ACCOMMODATION OVER 3 FLOORS
- SUPERBLY PRESENTED
- CENTRAL VILLAGE LOCATION
- ORIGINAL FEATURES
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- EPC: TBC
- Council Tax Band: C



**A most delightful Grade II\* listed 4 bedroom (1 ensuite) cottage pleasantly situated in the centre of this sought after historic market town offering a wealth of character and charm throughout with many original features. Comfortable and generous accommodation arranged over 3 floors with the benefit of gas central heating and an enclosed courtyard garden. The property would be well suited as a family home whilst equally appealing as a second home/investment property. Available with no onward chain.**



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The former market town of Stratton itself supports a useful range of local amenities including traditional shop, 2 public houses, modern hospital, garage, primary school with easy access to 2 supermarkets within a 5 minute drive. The adjoining popular coastal resort of Bude provides easy access to the South West Coastal path and 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 Porch

**Open Plan Living and Dining Room** - 30' (9.14) x 22'2" (6.76) Maximum into Bay window

A spectacular light and airy room with exposed ceiling joists and natural stone walls with granite features. Brick and slate inglenook fireplace housing woodburning stove. Part flagstone slate flooring. Ample space for dining table and chairs. Stairs to first floor with understairs storage cupboard, further storage cupboards adjacent to door and window.

**Kitchen** - 10'11" x 9'3" (3.33m x 2.82m)

Quarry tiled floor, fitted range of quartz style acrylic worktops with drawer and cupboards below incorporating ceramic single drainer sink unit with mixer taps, built-in oven and 4 ring Zanussi induction hob over. Plumbing and recess for dishwasher, space for fridge. Door to:

**Utility Room** - 9'10" x 4'5" (3m x 1.35m)

Space and plumbing for washing machine and Worcester Greenstar gas fired combi boiler fitted in 2016 supplying central heating and hot water systems.

**Rear Lobby** - 11'8" x 3'10" (3.56m x 1.17m)

Flagstone slate flooring, natural stone walling. Fitted skylight providing an abundance of natural light. Door to courtyard garden.

**Courtyard Garden** - Enclosed part-covered courtyard garden with stone walls and water feature.

**First Floor Landing** - Window to side elevation. Built in under stairs cupboard. Staircase leading to Second Floor.

**Bedroom 1** - 15'10" x 11'10" (4.83m x 3.6m)

Generous double bedroom with built in wardrobe. Feature fireplace and Window to front elevation. Door to Shower room currently used as an ensuite.

**Shower Room** - 12'8" x 4'7" (3.86m x 1.4m)

Enclosed double shower cubicle with powerful mains fed shower over, pedestal wash hand basin, low flush WC and heated towel rail.

**Bedroom 2** - 13'8" x 13'3" (4.17m x 4.04m)

Double bedroom with useful built in cupboards/wardrobe. Window to front elevation.

**Bedroom 3** - 11' x 8'11" (3.35m x 2.72m)

Double bedroom with window to side elevation.

**Bathroom** - 6'8" x 3'11" (2.03m x 1.2m)

Panelled bath, close coupled WC and wash hand basin. Enclosed shower cubicle with powerful mains fed shower over. Window to rear elevation.

## Second Floor

**Bedroom 4** - 32'1" x 14' (9.78m x 4.27m)

A large open room with vaulted ceilings exposing the original A-frame King post rafters. Window to side and fitted skylights. Feature stone and granite fireplace.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating TBC.

**Council Tax** - C by Cornwall Council.

**Anti Money Laundering** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic  
Ultrafast 4 Mbps  
1000 Mbps

### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗

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EPC TBC

## Directions

From Bude town centre set off along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road. Continue on this road to the T junction and turn left onto the A39. After a short distance turn right (signposted Holsworthy) and go into the centre of Stratton. After crossing the bridge follow the road round to the right and take the next left just after the Kings Arms pub continue up the hill and taking the next right onto Fore St proceed for approximately 150 metres and turn right into Diddies Road, then immediately left into Church St, whereupon Jalna will be found 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...

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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.

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.

