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Changing Lifestyles

Old Malt House
Cot Hill
Stratton
Bude
Cornwall
EX23 9DN

Asking Price: £725,000 Freehold



Changing Lifestyles

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Old Malt House, Cot Hill, Stratton, Bude, Cornwall, EX23 9DN



- 4 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- DETACHED GEORGIAN STYLE RESIDENCE
- SUPERBLY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR 3 VEHICLES
- GENEROUS MATURE LANDSCAPED GARDENS OF APPROX 1/4 AN ACRE
- WALKING DISTANCE OF VILLAGE AMENITIES
- SHORT DRIVE TO COASTAL TOWN OF BUDE
- EPC: D
- COUNCIL TAX BAND: F



An opportunity to acquire this beautifully presented Georgian style 4 bedroom (1 ensuite) 2 reception room character residence, situated in the heart of this ancient market town steeped in history. The property is immaculately presented boasting a wealth of original features and charm, with versatile and spacious accommodation throughout and superb private walled mature landscaped gardens of approx 1/4 an acre. Off road parking area for 3 vehicles. This substantial property is a truly exciting opportunity for any potential buyer and with NO ONWARD CHAIN we would highly recommend an early appointment to avoid missing out on this spectacular home.



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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

Covered Entrance Porch - Door to Utility Area. Stable door to Kitchen/Breakfast Room.

Utility Area - 13'11" x 11'11" (4.24m x 3.63m)

Space and plumbing for washing machine and tumble dryer. Door leads to the enclosed rear gardens.

Kitchen/Breakfast Room - 15'7" x 14'3" (4.75m x 4.34m)

A superb bespoke hand-crafted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating inset twin ceramic sink unit with modern mixer tap over, gas fired aga cooker with extractor over, built in 4 ring 'Miele' gas hob, 'Miele' oven, integrated 'Neff' dishwasher with built in fridge and freezer. Ample space for breakfast table and chairs. Dual aspect room with sash windows to front elevation.

Inner Hall - Built in under stair storage and cupboards. Staircase leading to first floor landing.

Rear Porch - Built in airing cupboard housing wall mounted gas fired Worcester boiler. Door to WC. Door to the enclosed rear gardens.

Sitting Room - 14'7" x 10'8" (4.45m x 3.25m)

Feature fireplace with brick hearth. Exposed beam ceiling. Double glazed windows and French doors to rear elevation overlooking the mature gardens.

Lounge/Dining Room - 30'5" x 14'6" (9.27m x 4.42m)

An impressive light and airy reception room with feature fireplaces to both ends of the property with fitted log burners and large feature windows to rear elevation with fitted shutters. Staircase leading to first floor landing. Door to Porch area leading to mature rear gardens.

First Floor Landing - Windows to front elevation. Door to WC.

Bedroom 1 - 14'6" x 11'1" (4.42m x 3.38m)

Double bedroom with vaulted ceiling and exposed A frame beams. Sash window to rear elevation overlooking the generous mature gardens.

Ensuite Bathroom - 9'1" x 7'8" (2.77m x 2.34m)

Claw foot roll top bath with mixer taps and shower attachment over, high cistern WC, twin vanity units with inset wash hand basins and fitted LED mirrors above with built in Bluetooth speakers. Heated towel rail. Sash window to rear elevation.

Bedroom 4 - 9'11" x 7'7" (3.02m x 2.3m)

Currently used as a dressing room for Bedroom 1. Sash window to rear elevation. Built in cupboard.

Bedroom 3 - 13'1" x 11'5" (4m x 3.48m)

Double bedroom with built in cupboards and windows to rear elevation.

Bedroom 2 - 15'7" x 14'2" (4.75m x 4.32m)

Generous dual aspect double bedroom enjoying pleasant views over the rear garden.

WC - 3'10" x 2'9" (1.17m x 0.84m)

Low flush WC. Sash window to front elevation.

Bathroom - 9'1" x 6'6" (2.77m x 1.98m)

Enclosed panel bath with mixer taps and mains fed shower over, wall hung vanity unit with inset wash hand basin, low flush WC, heated towel rail, window to rear elevation with fitted shutters. Built in airing cupboard.

Outside - Positioned to the side of the residence is a brick paved off road parking area providing ample space for 3 vehicles. Pedestrian gate leads to the private walled garden measuring approx 1/4 an acre of mature gardens comprising lawn areas with an orchard area housing a variety of apple trees and a variety of flowering shrubs and plants. At the rear of the residence is an extensive red brick paved pathway providing an ideal spot for al fresco dining. Useful summerhouse with a raised decking area providing an elevated view over the gardens and leading to a stone outbuilding with a slate roof that could be adapted to provide an outdoor entertaining space.

Services - Mains gas, electric, water and drainage.

EPC - Rating D

Council Tax - Band F



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Approximate total area⁽¹⁾
 2127.4 ft²
 197.64 m²

Reduced headroom
 13.67 ft²
 1.27 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 and turn left at the centre of the village up into Maiden Street then take the right hand turning after passing the chapel into Cot Hill whereupon the property will be found on the right 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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