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Changing Lifestyles

3 Barnfield Park
Stratton
Bude
Cornwall
EX23 9BQ

Asking Price: £565,000 Freehold



Changing Lifestyles

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bude@boproperty.com

3 Barnfield Park, Stratton, Bude, Cornwall, EX23 9BQ



- 4 BEDROOMS (2 ENSUITE)
- DETACHED HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- STUDY
- 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 a superbly presented 4 bedroom (2 ensuite) 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 offers 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.



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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 11'8" (5.56m x 3.56m)

A spacious, light and airy dual aspect room with windows to side and rear elevations. A superb fitted kitchen comprising a range of base and wall mounted units with composite work surfaces over incorporating an inset stainless steel 1 1/2 sink with mixer taps and 'Samsung' induction hob with extractor over. High level built-in 'Samsung' split oven with integrated warming drawer. Integrated fridge/freezer and dishwasher. Ample space for a large dining room table and chairs. French doors lead out onto the rear patio area.

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

Generous reception room with internal window and french doors leading to:

Conservatory - 14' x 10'8" (4.27m x 3.25m)

Double glazed windows and French doors to the landscaped rear gardens.

Study - 8'5" x 6'2" (2.57m x 1.88m)

Window to front elevation.

Utility Room - 9'9" x 6'8" (2.97m x 2.03m)

Door to Integral Garage.

WC - 4'11" x 3'6" (1.5m x 1.07m)

Wall hung wash hand basin, low flush WC, Opaque glazed window to side elevation.

First Floor Landing - Useful built in cupboards.

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

Generous double bedroom with windows to rear elevation. Door to:

Ensuite - 7'8" x 6'2" (2.34m x 1.88m)

Enclosed double shower cubicle with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail and glazed window to front elevation.

Bedroom 2 - 14'8" x 12'4" (4.47m x 3.76m)

Double bedroom with window to front elevation and built in cupboard. Door to:

Ensuite - 8'4" x 3'10" (2.54m x 1.17m)

Enclosed double shower cubicle with mains fed drench shower over and hand shower attachment, pedestal wash hand basin, low flush WC, heated towel rail and opaque glazed window to side elevation.

Bedroom 3 - 11'8" x 9'11" (3.56m x 3.02m)

Double bedroom with window to rear elevation.

Bedroom 4 - 11'8" x 8' (3.56m x 2.44m)

Window to rear elevation.

Bathroom - 9'8" x 7'9" (2.95m x 2.36m)

Panel bath with mixer taps, low flush WC, pedestal wash hand basin, heated towel rail and opaque glazed window to side elevation.

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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, with a raised composite decking area providing additional seating areas. To the rear are attractive terraces with Cornish Stone walling boasting an assorted range of mature shrubs and plants.

Integral Garage - 16'9" x 10'2" (5.1m x 3.1m)

Up and over vehicle entrance door. Power and light connected with window to front elevation.

Services - Mains gas, electric, water and drainage.

Council Tax - Band E

EPC - Rating C

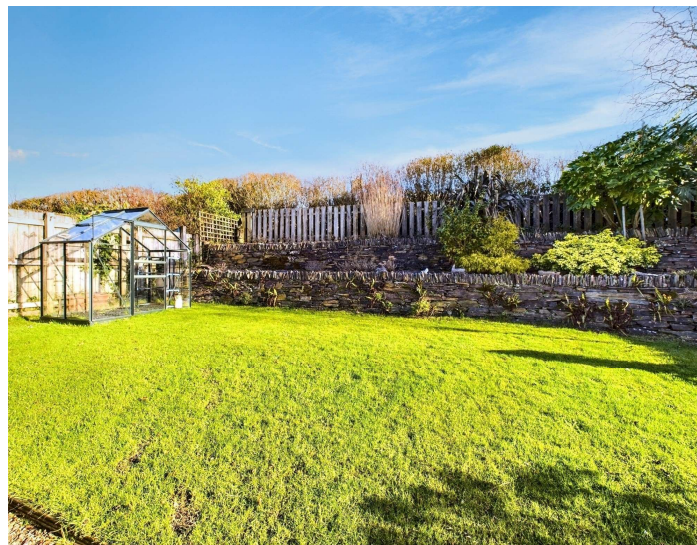
Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(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 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...

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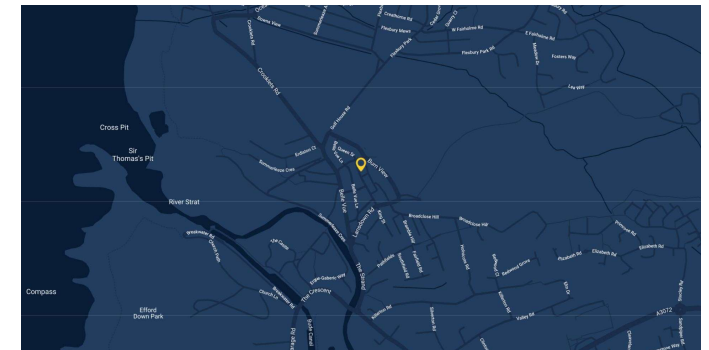
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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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for a free conveyancing quote and
mortgage advice.



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