



The Cottage

Spicers Lane, Stratton, Bude, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immaculate family home with a modern extension and beautiful rear gardens, set in a sought-after location in a popular coastal town

A beautifully presented four-bedroom property, which has been renovated and extended to provide a wealth of elegant and characterful accommodation with high quality fixtures and fittings throughout. The Cottage enjoys a sizeable plot with generous walled gardens and is set in a convenient position in the heart of the highly regarded historic town of Stratton. The property is situated in a conservation area and is within easy reach of local amenities and just moments from the stunning landscapes of the Hartland Cornwall Heritage Coast.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



CARPORT, HOME OFFICE & STORE



WALLED GARDENS



FREEHOLD



TOWN



2,543 SQ FT



**GUIDE PRICE
£895,000**



The property

The Cottage offers over 2,500 sq ft of attractive accommodation arranged over two light-filled floors. There are two welcoming reception rooms at the front of the ground level, located in the original part of the cottage that dates from the 1800's. These rooms feature painted timber beams, limestone flooring, and original fireplaces with timber lintels (one also fitted with a woodburning stove) and are currently configured as a sitting room and formal dining room. Both rooms are decorated in a neutral style, which extends into a modern rear extension that houses an impressive open-plan kitchen, sitting area, and dining area. The kitchen itself is fitted with oak painted units to base and wall level, with sleek Quartz worktops, a large central island with a breakfast bar, a butler sink, and an electric Aga, while an adjoining utility room provides additional space for home storage and appliances. The sitting and dining areas feature full-height windows and French doors that open onto the rear garden. The ground floor accommodation is completed by a useful boot room and a cloakroom. There are two staircases leading to the upper level. One serves the generous family room which has a vaulted ceiling with skylights overhead and French doors that open onto an elevated patio. This room also

features limestone flooring, and a fireplace fitted with a woodburning stove. The main staircase leads to four well-presented bedrooms, including the luxury principal bedroom which benefits from an adjoining dressing room and en suite shower room, as well as a Juliet balcony that overlooks the beautiful rear garden. One further bedroom has an en suite shower room, while the first floor also has a family bathroom with a separate shower unit.

Outside

At the front, the property opens onto Spicers Lane, with parking available in the integrated carport, which opens at the rear via sliding doors to the lower rear cobbled area with additional parking for up to 3 vehicles. The split-level walled garden has been beautifully landscaped to provide several private areas in which to relax, including the lower patio and an upper sun terrace area. The gardens include gravel pathways and terracing, a well-maintained central lawn and well-stocked border beds with various shrubs and flowering perennials. Steps lead up to a further level where there is an additional expanse of lawn and beyond, a vegetable garden with raised beds, a greenhouse and a storage shed. The property also benefits from an external office and features sensory lighting throughout the garden.



Location

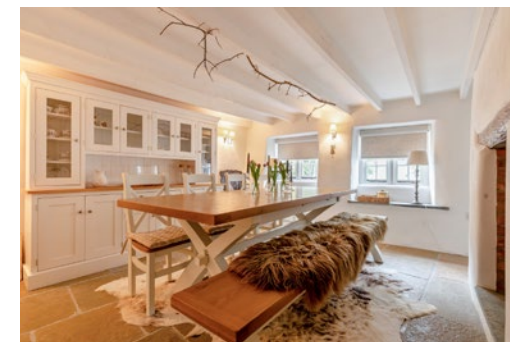
The market town of Stratton lies in a highly sought-after position, within easy reach of Bude and the stunning coastal landscapes of the Hartland Cornwall Heritage Coast. The town has various everyday amenities including local shops, two pubs, a community hall and a primary school, while less than two miles away, the charming seaside town of Bude offers a variety of shops, supermarkets, restaurants and cafés. Inland, Launceston also provides a range of amenities, including further schooling, supermarkets and extensive shopping. The area provides breathtaking walking, cycling and riding routes along the coast, together with pristine beaches for watersports and soaking up the sunshine. The South West Coast Path is also close by, which is England's longest waymarked long distance footpath and a National Trail. Local road connections include the A39, which provides easy access along the coast, towards Bideford, Barnstaple, Padstow and Newquay.

Distances

- Bude 1.8 miles
- Launceston 17 miles
- Bideford 24 miles
- Barnstaple 32 miles
- Plymouth 42 miles
- Exeter 51 miles

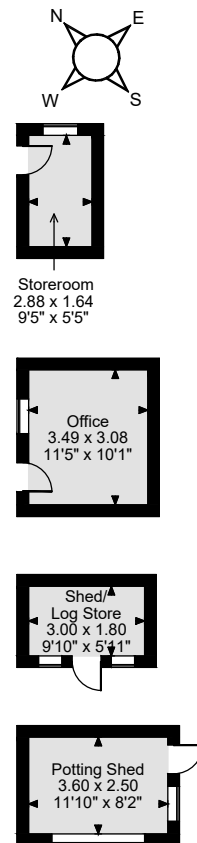
Nearby Schools

- Stratton Primary School
- Bude Junior School
- Budehaven Community School
- St Joseph's School
- Kingsley School
- Shebbear College





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,543 sq ft (236 sq m)
Outbuildings internal area 322 sq ft (30 sq m)
Carport internal area 150 sq ft (14 sq m)
For identification purposes only.

Directions

EX23 9DR
what3words: ///kilt.nicer.amends - brings you to the property

General

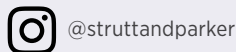
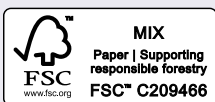
Local Authority: Cornwall Council
Services: Mains electricity, gas, water and drainage. Gas central heating. Nest system for heating and water. There is underfloor heating throughout the property (apart from the front 2 reception rooms). Air conditioning has been fitted in the kitchen and principal bedroom which also has a heat pump. All skylights can be electrically operated and have blackout blinds and rain sensors. The property also has CCTV installed.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>. The property has super fast WIFI with speeds reaching 450 mbps. Cat 6 WIFI has been wired in with routers throughout the property.
Council Tax: Band E
EPC Rating: D
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com



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