



STAGS

Stratton Gardens



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Stratton, Bude, EX23 9DN

Bude 2 miles Launceston (A30) 17 miles Bideford 24 miles

- Owner's Accommodation
- Guest Lounge, Bar & Dining Room
- Commercial Kitchen
- 5 En Suite Guest Bedrooms
- Scope to Expand
- Delightful Gardens
- Car Park
- Popular Location

Guide price £645,000

SITUATION

The property occupies a prominent position within the desirable village of Stratton. The town of Bude is 2 miles to the west and is a popular family holiday destination with a choice of extensive sandy beaches, superb cliff walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes and a variety of shops. There are many leisure activities close at hand with a choice of 18 or 9 hole golf courses, indoor swimming pool and outdoor naturally fed sea pool, squash, rugby, football, tennis, bowls and hockey clubs are well supported. Sea fishing and coarse fishing are also enjoyed. Educational amenities are available to A-level standard and are provided by a school which enjoys a reputation and status as one of sporting excellence.

DESCRIPTION

A Grade II Listed, 8 bedroom bed & breakfast which has been the subject of extensive refurbishment by the current owners and includes an independent owner's accommodation, 5 guest bedrooms with en suites, a beautiful enclosed rear garden and a private car park.

GUEST ACCOMMODATION

The spacious accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: an entrance hall with reception area, stairs to the first floor, WC and a door to the rear garden. A door from the hall leads into the spacious guest lounge and bar with two



A rare opportunity to acquire this successful 8 bedroom Grade II Listed Bed & Breakfast near Bude





fireplaces and windows to the front and rear. The guest breakfast room and dining room are on the opposite side of the hall and lead through to a store room and the commercial kitchen with a pantry, worktop space, two Range cookers and a rear utility with space and plumbing for dishwashers and space for several fridge/freezers.

The first floor offers a split level landing with storage cupboards, a private bathroom, 5 en suite guest bedrooms, which are currently let as part of the B&B. A private double bedroom (used for friends and family) and an additional bedroom, which is currently set up as a spa treatment room.

OWNER'S ACCOMMODATION

A door leads through from the rear of the property into the kitchen/breakfast room comprising a range of cupboards and drawers with solid oak worksurfaces, a Belfast sink, built-in cooker, space and plumbing for a dishwasher and space for a fridge/freezer. A door leads through to the sitting room and access into the guest lounge and bar.

Stairs from the kitchen/breakfast room lead to a double bedroom with an en suite shower room. A door leads through to the first floor guest accommodation.

OUTSIDE

To the front there is a landscaped area leading up to the front door. To the side a private drive leads to the property's car park offering more than adequate parking for the owners and their guests.

To the rear there is a laundry room and an enclosed terraced garden predominantly laid to lawn with a range of shrubs, plants and stocked flower beds. At the top of the garden there are two sheds, a greenhouse and raised vegetable beds.

SERVICES

Mains gas, water, drainage and electricity. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

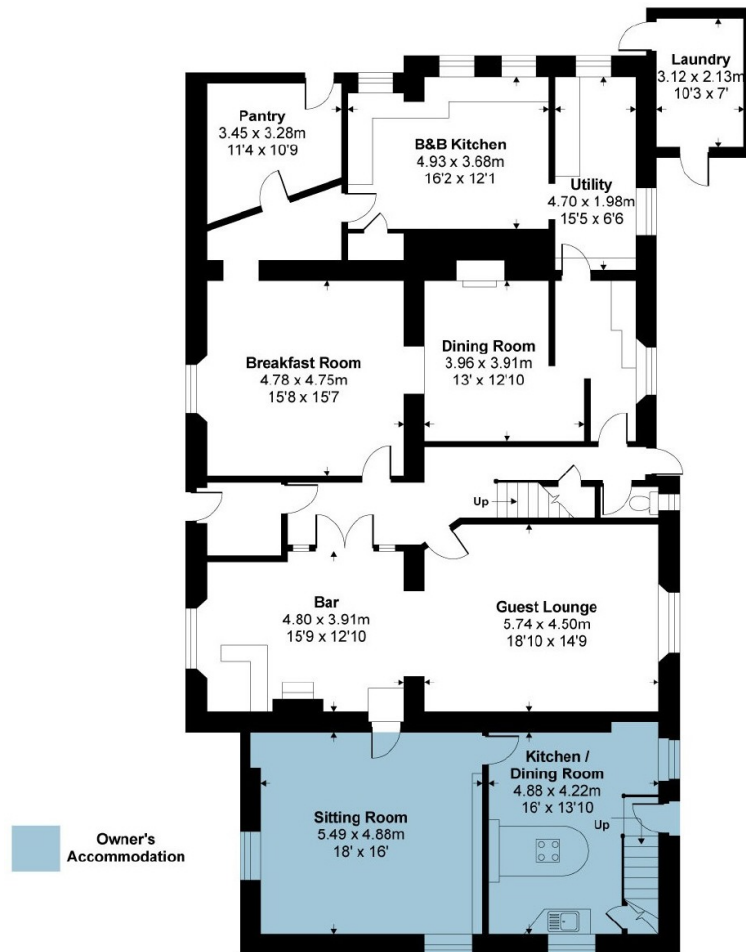
VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

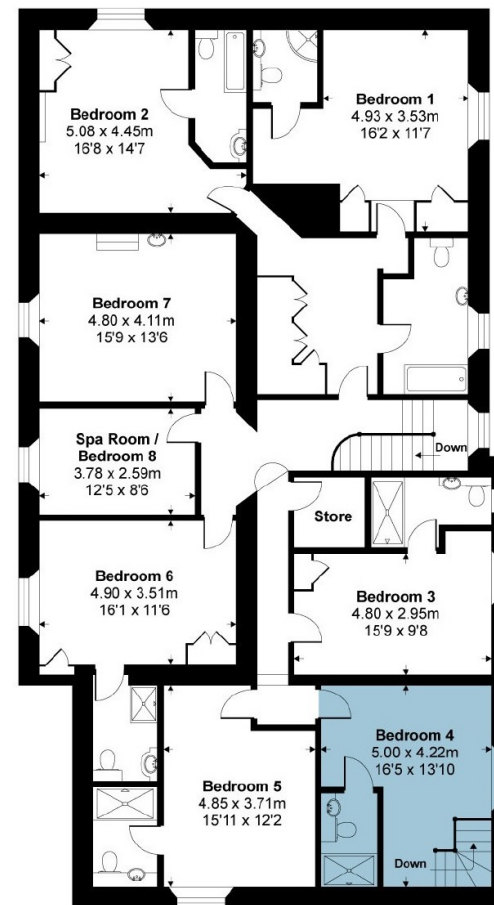
From Bude town centre, follow signs to Stratton Hospital and the A39. Pass Morrisons supermarket and at the roundabout with the A39, turn left towards Bideford. Continue for approximately ¼ mile and take the right hand turning onto the A3072, signposted Holsworthy. Follow the road to the bottom of the hill, over the bridge, and turn left immediately after The Kings Arms. At the end of this road, turn right (opposite The Tree Inn). Pass the village shop and continue up the hill, taking the next right hand turning into Cot Hill. The property will be found straight ahead of you, as the road bends to the right the car park will be found on your left hand side.





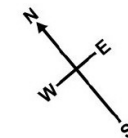
Ground Floor

Approx. Gross Internal Floor Area
436.4 Sq Metres 4698 Sq Ft (Excludes Laundry Room)



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



These particulars are a guide only and should not be relied upon for any purpose.



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