



Artist impression of block paving

# ST. ANDREWS PLACE

STRATTON | BUDE | CORNWALL



A selection of ten, stylish  
apartments with a high  
quality specification and  
parking.

Located in Stratton,  
close to facilities and the  
coastal resort of Bude in  
North Cornwall

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# The rural setting of Stratton

St Andrews Place is situated in a prime location, backing onto open farmland within the historic village of Stratton.

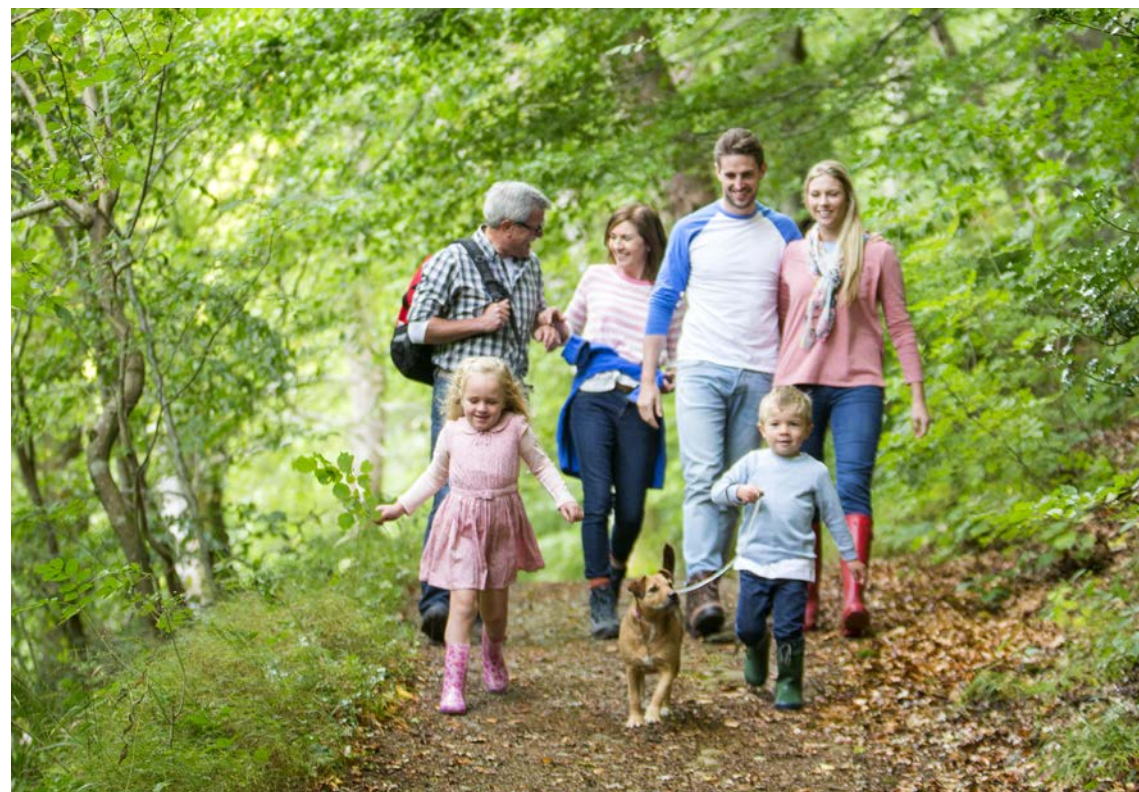
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Famed for its pretty cottages that surround St Andrews Church and steeped in history. Stratton also features numerous facilities which includes a 13th Century Inn, The Tree Inn, one of the oldest and most historic Inns in Cornwall. A general Stores / Post Office, Hospital and well regarded Primary School.

Stratton lies a leisurely walk of just over a mile from the coastal resort of Bude which boasts two safe sandy beaches and also one of the country's best known free sea pools, supported by the local community.

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# Discover the beauty of Bude

The ancient market town of Stratton offers a useful range of facilities.

Bude itself offers a range of amenities including doctors surgeries, pharmacies, banks, hairdressers, supermarkets, plus a selection of independent bakers and butchers, restaurants, cafes, comprehensive range of local and national shops, business and leisure facilities including swimming pools, all weather floodlit tennis courts and an 18 hole golf course.

Widemouth Bay, which is less than 5 miles away, is famed for its long sandy 'Blue Flag Beach' and exhilarating surf. On the outskirts of the town is the A39 'Atlantic Highway' which provides excellent access North to the larger towns of Bideford and Barnstaple. South on the A39 takes you within easy access of the popular resorts of Boscastle, Port Isaac, Padstow and Polzeath.

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# Apartment Layouts

## GROUND FLOOR

- APARTMENT 1**  
Kitchen/Living  
5.65m x 2.87m [18'6" x 9'5"]  
Bedroom One  
3.21m x 2.74m [10'6" x 9'0"]  
Bedroom Two  
2.96m x 2.74m [9'8" x 9'0"]

- APARTMENT 2**  
Kitchen/Living  
5.65m x 3.25m [18'6" x 10'8"]  
Bedroom  
3.79m x 2.71m [12'5" x 8'11"]

## GROUND FLOOR

- APARTMENT 3**  
Kitchen/Living  
5.65m x 4.11m [18'6" x 13'6"]  
Bedroom One  
3.72m x 3.60m [12'2" x 11'10"]  
Bedroom Two  
3.44m x 2.66m [11'3" x 8'9"]

- APARTMENT 4**  
Kitchen/Living  
5.65m x 2.87m [18'6" x 9'5"]  
Bedroom One  
3.21m x 2.74m [10'6" x 9'0"]  
Bedroom Two  
2.96m x 2.74m [9'8" x 9'0"]



GROUND FLOOR

## FIRST FLOOR

- APARTMENT 5**  
Kitchen/Living  
5.65m x 2.87m [18'6" x 9'5"]  
Bedroom One  
3.21m x 2.74m [10'6" x 9'0"]  
Bedroom Two  
2.96m x 2.74m [9'8" x 9'0"]

- APARTMENT 6**  
Kitchen/Living  
5.65m x 3.25m [18'6" x 10'8"]  
Bedroom  
3.79m x 2.71m [12'5" x 8'11"]

## FIRST FLOOR

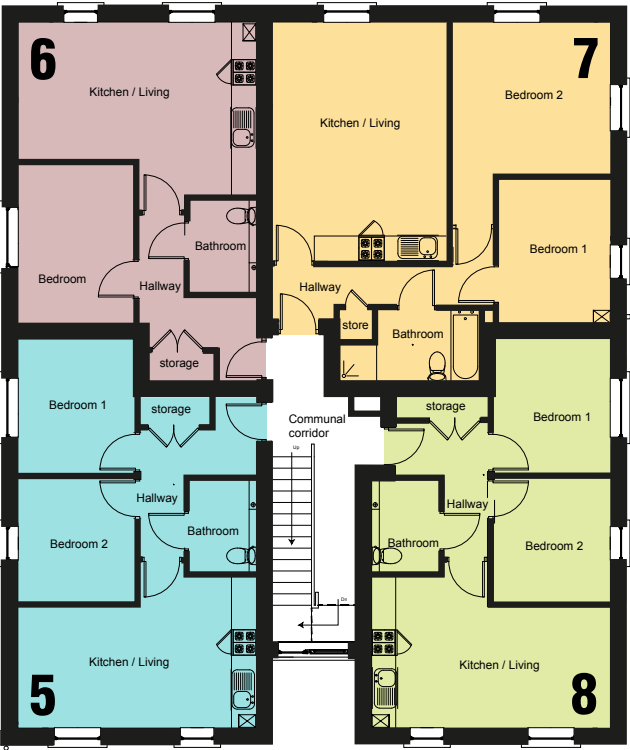
- APARTMENT 7**  
Kitchen/Living  
5.65m x 4.11m [18'6" x 13'6"]  
Bedroom One  
3.72m x 3.60m [12'2" x 11'10"]  
Bedroom Two  
3.44m x 2.66m [11'3" x 8'9"]

- APARTMENT 8**  
Kitchen/Living  
5.65m x 2.87m [18'6" x 9'5"]  
Bedroom One  
3.21m x 2.74m [10'6" x 9'0"]  
Bedroom Two  
2.96m x 2.74m [9'8" x 9'0"]

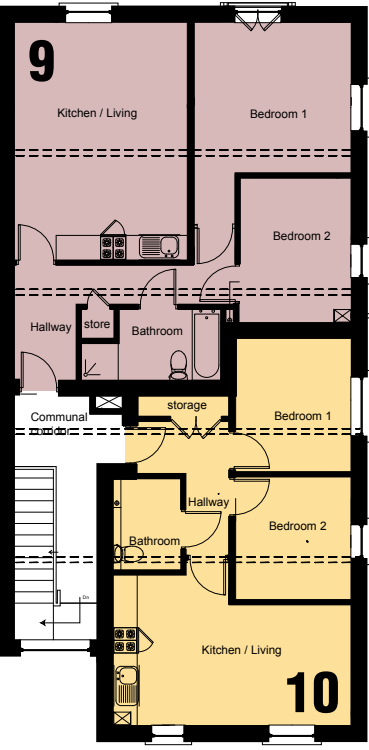
## SECOND FLOOR

- APARTMENT 9**  
Kitchen/Living  
5.65m x 4.11m [18'6" x 13'6"]  
Bedroom One  
3.72m x 3.60m [12'2" x 11'10"]  
Bedroom Two  
3.44m x 2.66m [11'3" x 8'9"]

- APARTMENT 10**  
Kitchen/Living  
5.65m x 2.87m [18'6" x 9'5"]  
Bedroom One  
3.21m x 2.74m [10'6" x 9'0"]  
Bedroom Two  
2.96m x 2.74m [9'8" x 9'0"]



FIRST FLOOR



SECOND FLOOR

The floor plans and site plan are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely intended for their guidance and assistance and nothing contained in them should be a statement of fact or representation or warranty. All areas, dimensions and measurements shown are approximate and layouts shown are given as a guide only. They should not be relied on in any way. The computer generated images are illustrative only.

# Specification

## GENERAL

- Blocked paved parking space
- Video Entry System
- 10 Year Warranty
- Neutrally decorated throughout
- Fully furnished show home available to view
- Countryside views (some apartments)
- Oak veneered front door with brushed chrome door furniture
- White panelled internal doors with brushed chrome furniture
- Bright and spacious communal areas
- Anthracite (matt grey) windows
- White rendered external finish with feature 'Cedar' cladding, rustic granite block work and Cornish slate sills
- Apartments 6, 7 & 9 benefit from Juliet balconies
- Worcester Bosch boiler and gas central heating system.
- Carpets fitted to bedrooms
- Excellent location for local amenities and attractions

## LIVING AREA

- 'Karndean' flooring
- Contemporary pendent lighting with 'Hager' sockets and switches
- White panelled internal doors with brushed chrome furniture

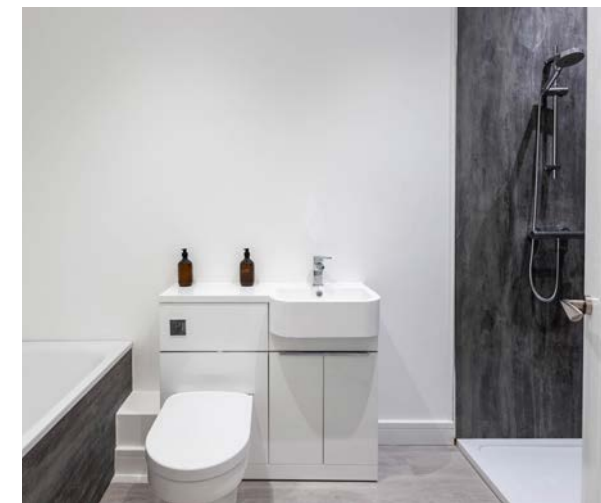
## KITCHEN

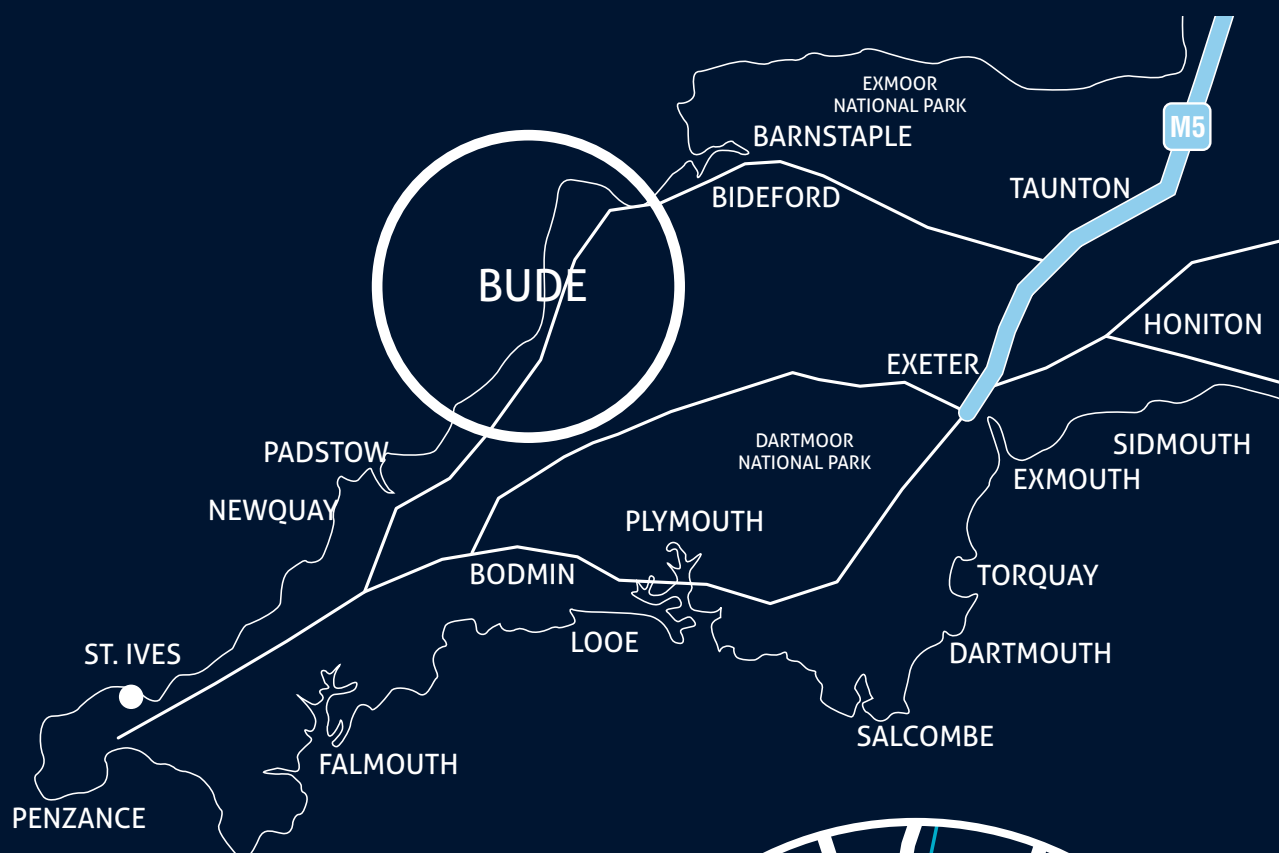
- 'Karndean' flooring
- Clean contemporary design
- Contemporary downlights with 'Hager' sockets and switches
- Black composite 1.5 bowl sink unit with stainless steel taps
- Bosch cooker and hob
- Space for either a washing machine or dishwasher to be provided by the developer
- White goods supplied and maintained under warranty by HBH Woolacotts

## BATHROOM

- 'Karndean' flooring
- Premium Rak ceramics
- Roper Rhodes sanitaryware with cascading taps
- Heated towel rails
- Recessed spotlights
- Illuminated vanity mirror

This specification is a guide only and may be subject to change or alteration.  
Images shown are library images taken from the supplier.





#### HOW TO FIND US...

From Bude town centre follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the first exit and after 300 metres turn right signposted Stratton / Holsworthy. Follow this road down and the property will be found on the left hand side, indicated by a for sale board.



#### CONTACT THE SELLING AGENT

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