

LOT
85

1 Grenville Park, Stamford Hill, Stratton, Bude, Cornwall EX23 9AY

GUIDE PRICE **£450,000+***

VACANT RESIDENTIAL

Description

A reverse level five bedroom detached property, enjoying a plot size of circa 0.5 acres, situated in the highly sought after residential location of Stamford Hill in Stratton offering panoramic views over the surrounding countryside. The property comprises entrance hall with cloakroom off, lounge, dining room, kitchen/breakfast room with utility room off and study at ground floor level, with stairs down to the lower ground floor, with lower hallway giving access to two double ensuite bedrooms, three further bedrooms, family bathroom and sunroom. The property has parking for several vehicles on drive, a detached double garage and private rear gardens.

Situated

The town of Stratton offers a range of local facilities and amenities including shops, supermarket, restaurants and public houses, being readily commutable to the A39/A3072, with further facilities and beaches at nearby Bude.

Ground Floor

Entrance hall, lounge, dining room, kitchen/breakfast room with utility room off and a study.

Lower Ground Floor

Hallway, master bedroom with en-suite bathroom, bedroom 2 with en-suite shower room, three further bedrooms, family bathroom and sun room.

Outside

Private front and rear gardens with rural views, detached double garage and additional on drive parking for several vehicles.

Tenure

Freehold



Viewings

Block viewings strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

G

Auctioneer's Note

Part of the rear garden retaining wall has suffered from slippage and will require remedial works/repair/replacement. Please refer to the legal pack for further information.