Bond Oxborough Phillips

Changing Lifestyles

1 Woodland View Barns
Milton Damerel
Holsworthy
Devon
EX22 7LL

Asking Price: £330,000

Freehold







01409 254 238
holsworthy@boppproperty.com

1 Woodland View Barns, Milton Damerel, Holsworthy, Devon, EX22 7LL

- SEMI DETACHED BARN CONVERSION
- WELL PRESENTED, LIGHT AND AIRY ACCOMMODATION THROUGHOUT
- FEATURE GALLERIED LANDING
- 3 BEDROOMS
- 2 ENSUITES (1 BATHROOM, 1 SHOWER ROOM)
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- COUNTRYSIDE VIEWS
- AVAILABLE WITH NO ONWARD CHIAN







Situated in a peaceful and tucked-away position within the heart of the Devon countryside, with only a handful of neighbouring properties and far-reaching views over the surrounding landscape, 1 Woodland View Barn offers a wonderful opportunity to enjoy rural living.

This semi-detached barn conversion has been sympathetically converted to create a light and airy home, blending character with comfortable modern living. The accommodation comprises a well-proportioned kitchen/dining room, a spacious living room, and a ground floor double bedroom with an en-suite shower room, offering flexibility for a range of buyers.

A particular feature of the property is the attractive galleried landing, which enhances the sense of space and leads to two further bedrooms, one of which benefits from an en-suite bathroom.

Externally, the property offers off-road parking and a private, enclosed rear garden backing onto open fields, providing a lovely outlook and a high degree of privacy. There is also a private area of garden to the front of the property situated behind the parking area

The property is available with no onward chain.

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Directions

From Holsworthy proceed on the A388 Bideford road and after approximately 6 miles you will enter Milton Damerel. Proceed through the village until you reach the top dip in the road and opposite the Woodford Bridge Country Club turn right on to the single track entrance drive with a Woodland View name plate displayed. Follow this track down and bear to the right and No.1 will be found on the right hand side.

Situation

The residence is most conveniently located between the market towns of Holsworthy, Bideford and Torrington. These offer an excellent range of local/national shops, professional services, leisure amenities and schooling to secondary level. The nearby filling station/convenience store at Horrelsford also provides the day to day essentials. The regional North Devon's Centre of Barnstaple with its acclaimed shopping centre is about 45 minute drive and has a wider range of amenities and via the North Devon link road gives access to the M5 near Tiverton. This area of Devon is still largely unspoilt with the Rivers Waldon and Torridge meandering through rolling farmland. The nearby prestigious "Woodford Bridge Country Club" offers some of the finest leisure/sporting facilities in the region whilst the very popular farm shop, Lizzie's Larder, is within walking distance of the property. The spectacular North Devon/Cornwall Coast, Dartmoor and Exmoor are within easy driving distance, whilst the River Torridge system offers superb opportunities for the keen game fisherman.





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Internal Description

Kitchen/Diner - 16'1" x 9'9" (4.9m x 2.97m)

Living Room - 18'3" x 17'1" (5.56m x 5.2m)

Bedroom 1 - 11' x 9'1" (3.35m x 2.77m)

Ensuite Shower Room - 7' x 5' (2.13m x 1.52m)

Galleried Landing - 18'3" 7'7" (5.56m 2.3m)

Bedroom 2 - 11'1" x 9'4" (3.38m x 2.84m)

Ensuite Bathroom - 9'2" x 5'3" (2.8m x 1.6m)

Bedroom 3 - 10'10" x 9'10" (3.3m x 3m)

Services - Mains water and electric. Private drainage.

EPC Rating - EPC rating C (73) with the potential to be A (106). Valid until December 2031.

Council Tax Banding - Council Tax Band 'D' (please note this council band may be subject to reassessment).

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.







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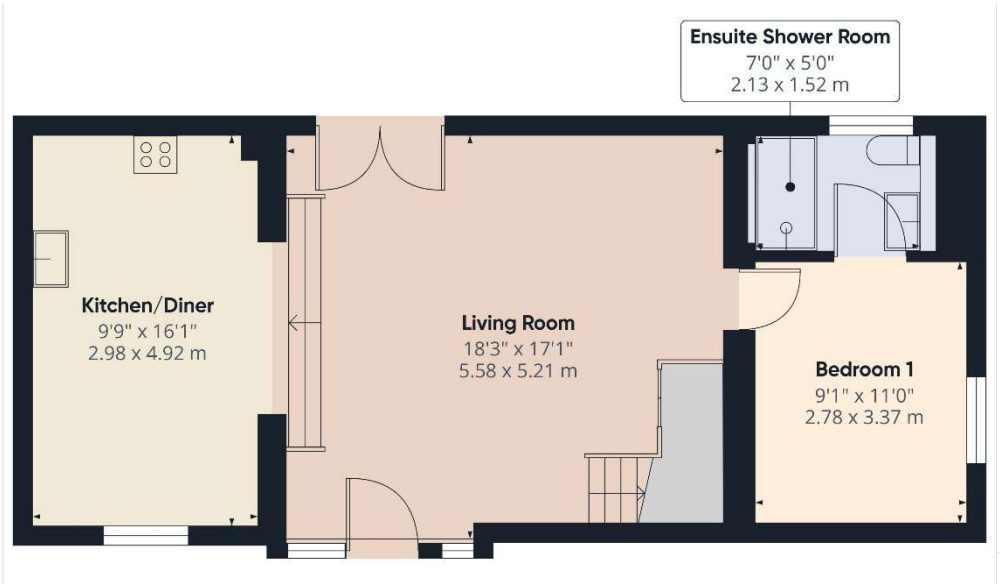


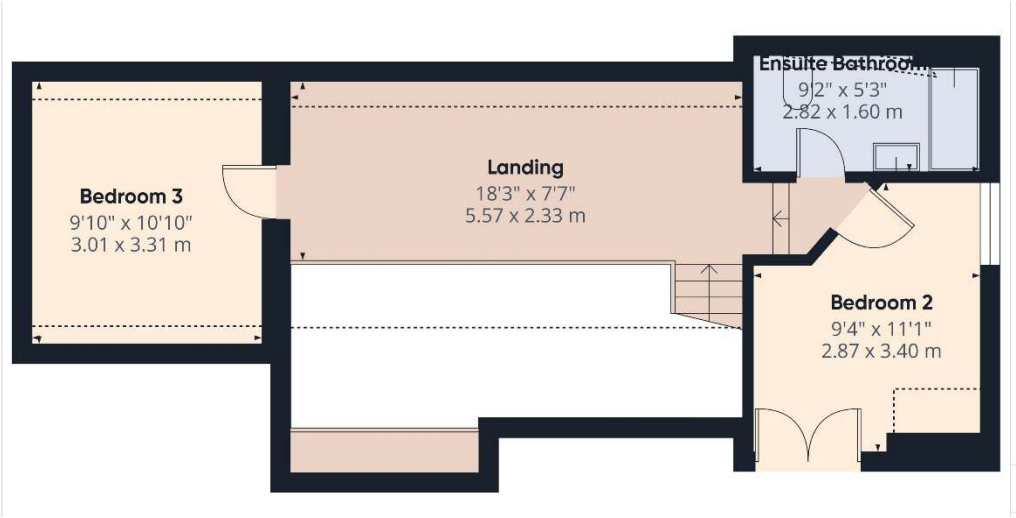




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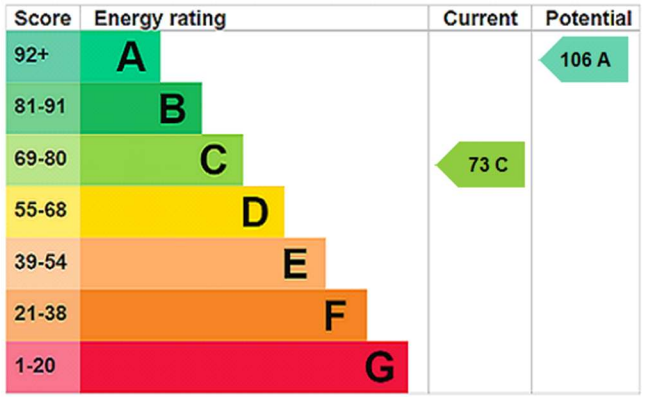
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Changing Lifestyles

We are here to help you find and buy your new home...

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

