



Bond
Oxborough
Phillips

Changing Lifestyles

The Meadows
Milton Damerel
Holsworthy
Devon
EX22 7DQ

Asking Price: £535,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Meadows, Milton Damerel, Holsworthy, Devon, EX22 7DQ



- CHARACTER FILLED DETACHED 4/5 BEDROOM FAMILY HOME
- DETACHED 1 BEDROOM ANNEXE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
 - LARGE MATURE GARDENS
- PERIOD FEATURES THROUGHOUT
 - RURAL LOCATION
- PERFECT FOR MULTI-GENERATIONAL LIVING
 - SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT



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Overview

Bond Oxborough Phillips are delighted to present The Meadows, a charming detached period residence offering four to five bedrooms, a beautifully appointed detached one-bedroom annexe, extensive mature gardens and ample off-road parking, all set within a peaceful rural position. Combining an abundance of character with versatile accommodation, this exceptional home is perfectly suited to growing families, multi-generational living or those seeking an additional income stream.

The Meadows

Steeped in charm and enjoying a wealth of original character, The Meadows immediately welcomes you with a spacious sunroom overlooking the beautifully landscaped gardens. Filled with natural light, this versatile space creates a wonderful first impression and lends itself equally well as an entrance porch, reading room or additional reception area.

A traditional stable door leads through to a practical utility room, complete with a generous walk-in pantry, before opening into the country-style kitchen. Enjoying delightful views across the gardens, the kitchen is fitted with a range of matching base and wall-mounted units whilst retaining its period appeal with a fully functioning oil-fired Rayburn, creating both warmth and character.

Beyond the kitchen lies a generous dining room, ideal for family gatherings and entertaining, which in turn flows effortlessly into the impressive living room. Here, a substantial log-burning stove provides a striking focal point, creating a warm and inviting atmosphere, whilst a series of west-facing windows bathe the room in afternoon and evening sunshine.

Completing the ground floor is a useful rear porch providing further access to an additional off-road parking area.

The first floor continues to impress with spacious and flexible accommodation. Three generous double bedrooms provide excellent family living, one of which benefits from full-length fitted wardrobes. A further single bedroom offers ideal accommodation for a child, whilst an additional box room provides the perfect space for a home office, nursery, hobby room or occasional guest accommodation.

The family bathroom is well-appointed, comprising a free-standing bath with shower over, pedestal wash hand basin and low-level W.C., whilst a separate cloakroom adds further practicality for busy family life.

Meadow Sweet – Detached One-Bedroom Annexe

A superb addition to the property, Meadow Sweet is a beautifully presented detached one-bedroom annexe offering complete independence from the main house.

Ideal for multi-generational living, visiting relatives, guest accommodation or those looking to generate supplementary income, the annexe offers spacious open-plan living with a bright kitchen, dining and living area enjoying windows to both side elevations and doors opening directly onto the patio and gardens.

The generous double bedroom overlooks the surrounding gardens and is complemented by a modern ensuite wet room.

Subject to obtaining the necessary planning permission and building regulations approval, the loft space offers exciting potential for conversion into additional living accommodation. Whether utilised as an extra bedroom, home office or hobby room, this presents an excellent opportunity for purchasers to further enhance the property's living space to suit their individual requirements.

Beautifully Landscaped Gardens

The gardens at The Meadows are undoubtedly one of the property's most captivating features.

Lovingly maintained and thoughtfully designed, the grounds are predominantly laid to lawn, providing an exceptional space for families and pets to enjoy. A charming west-facing summerhouse offers the perfect place to relax and unwind whilst enjoying the evening sunshine.

For those keen garden enthusiasts, a collection of raised vegetable beds and a practical greenhouse provide excellent opportunities for home growing throughout the seasons.

Adding further character, an attractive three-tier pond with water features creates a peaceful focal point and attracts an abundance of birds and wildlife, whilst established flower beds, colourful planting and wildflowers ensure interest and colour throughout the year.

Completing the exterior is a generous driveway providing ample off-road parking for several vehicles.

In Summary

The Meadows presents a rare opportunity to acquire a substantial character home offering flexible accommodation, outstanding gardens and the significant benefit of a detached self-contained annexe. Whether you are searching for a spacious family home, require accommodation for dependent relatives, or are looking to generate an additional income, this delightful property offers an exceptional lifestyle opportunity in a beautiful rural setting.

An internal viewing is highly recommended to fully appreciate the charm, versatility and idyllic setting that The Meadows has to offer.

Agent Notes - 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.

Services - Mains Water and Electric. Private drainage. Oil fired Rayburn

EPC Rating - The EPC rating for the property is currently a 'F' (30) with potential to increase to a 'B' (90).

Council Tax Band –

The Meadows - D

Meadow Sweet - A

Please note this council band may be subject to reassessment.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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Area Information

Nestled within the peaceful North Devon countryside, Milton Damerel is a charming rural parish offering an idyllic lifestyle surrounded by rolling farmland whilst remaining conveniently accessible. The nearby market town of Holsworthy, approximately 6 miles away, provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, schools, healthcare facilities and a traditional weekly pannier market.

The popular coastal resort of Bude, approximately 15 miles away, offers stunning sandy beaches, scenic cliff-top walks, a selection of restaurants, leisure facilities and a thriving town centre, making it ideal for both day trips and year-round enjoyment.

For those travelling further afield, the A388 provides straightforward access to the A39 Atlantic Highway, connecting North Devon and North Cornwall, whilst the A30 can be reached via Holsworthy, offering links towards Exeter, the M5 motorway and beyond. Mainline rail services are available from Exeter St David's and Tiverton Parkway, with Exeter Airport providing a range of domestic and international flights.

Directions

From Bond Oxborough Phillips' Holsworthy office, proceed from the town centre and join the A388 towards Bideford. Continue along the A388 for approximately 5 miles until reaching Venn Green, where you should turn right, signposted Milton Damerel. Follow this country lane for around 1 mile before bearing right. The property 'The Meadows' will then be found shortly after on your left hand side.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Have a property to sell or let?

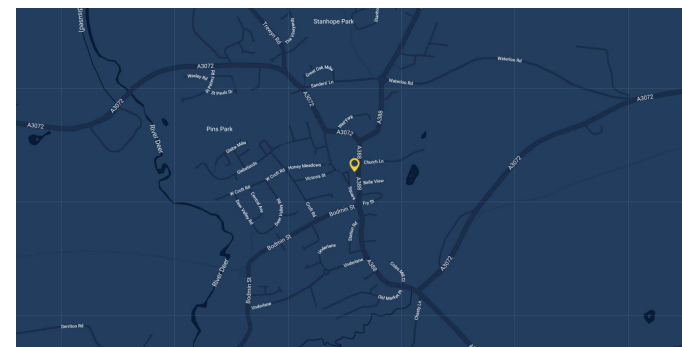
If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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.

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