



Bond
Oxborough
Phillips

Changing Lifestyles

3 Post Office Cottages
Whitstone
Holsworthy
Cornwall
EX22 6TX

Asking Price: £265,000
Freehold



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01288 355 066
bude@bopproperty.com

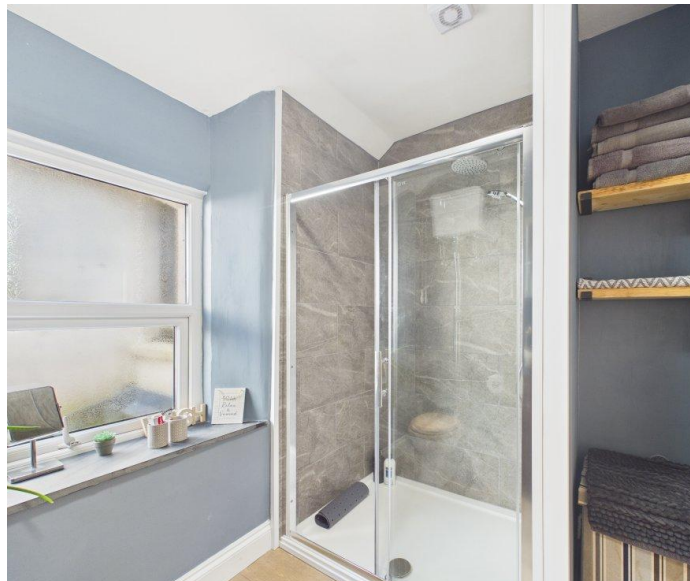
3 Post Office Cottages, Whitstone, Holsworthy, Cornwall, EX22 6TX



- Beautifully Presented 2 Bedroom Home
- Spacious Kitchen/Dining Room
- Comfortable Living Room
- Attractive Traditional Tiled Flooring
- Modern Fitted Kitchen
- Stylish First Floor Shower Room
- Well-Proportioned Bedrooms
- Enclosed Rear Garden
- Useful Stone-Built Storage Shed
- Popular Village Location
- Convenient for Bude & Holsworthy
- Viewing Highly Recommended
- EPC Rating - TBC
- Council Tax Band - B



The property occupies a quiet location on the outskirts of the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.



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An opportunity to acquire this beautifully presented 2 bedroom mid-terraced character cottage, situated within the popular rural village of Whitstone and offering deceptively spacious accommodation, a wealth of character features and an attractive rear garden.

The property is presented in excellent order throughout and successfully combines traditional features with modern fittings. The accommodation is arranged over two floors and includes a welcoming living room with an attractive tiled floor and window seat, creating a comfortable and characterful reception space.

At the heart of the home is the spacious kitchen/dining area, which provides an excellent sociable space for everyday living and entertaining. The kitchen is fitted with a range of modern units incorporating ample worktop space, integrated cooking appliances and room for further appliances, whilst a breakfast bar provides additional seating. The adjoining dining area offers plenty of space for a family dining table and retains further character with the continuation of the traditional tiled flooring and exposed fireplace feature.

On the first floor are 2 well-proportioned bedrooms, both offering comfortable accommodation, together with a stylish shower room fitted with a modern suite comprising a generous glazed shower enclosure, wash hand basin and WC.

Outside, the property enjoys an attractive enclosed rear garden, offering a good degree of privacy and providing a pleasant space for outdoor dining and relaxation. The garden is predominantly laid to lawn with established planting and fenced boundaries, whilst the area immediately adjoining the property provides a useful low-maintenance seating space.

3 Post Office Cottages would make an excellent permanent residence, investment property or countryside bolt-hole and is conveniently located for access to both Bude and Holsworthy, whilst enjoying the benefits of village life and the surrounding North Cornwall countryside.

Entrance Hall - 5'5" x 2'10" (1.65m x 0.86m)

Living Room - 9'10" x 12'9" (3m x 3.89m)

Dining Room - 13'9" x 18'3" (4.2m x 5.56m)

Kitchen - 7'6" x 12'7" (2.29m x 3.84m)

First Floor Landing - 9'8" x 3'8" (2.95m x 1.12m)

Bedroom 1 - 11'11" x 12'11" (3.63m x 3.94m)

Bedroom 2 - 8'7" x 14'1" (2.62m x 4.3m)

Shower Room - 8'2" x 6'3" (2.5m x 1.9m)

WC - 2'8" x 5'1" (0.81m x 1.55m)

Outside Storage Shed - 6'5" x 6'5" (1.96m x 1.96m)

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Outside - To the rear, the property benefits from a particularly pleasant and enclosed garden, providing a useful and attractive outdoor space. Immediately adjoining the property is a gravelled seating area, ideal for outdoor furniture and entertaining, with established planting adding interest and colour.

Beyond this is a further section of garden predominantly laid to lawn and enclosed by timber fencing, creating a private and manageable space suitable for children, pets or simply enjoying the outdoors.

The property also benefits from a useful stone-built storage shed, providing excellent additional space for garden equipment, bicycles and general storage.

Services - Mains electricity, water and drainage. Electric heating.

Agents Note - Please note that the neighbouring properties benefit from a right of access over the gravelled section of the rear garden.



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



EPC

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles and upon reaching Whitstone proceed through the village whereupon after a short distance 3 Post Office Cottages will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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 & 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 able 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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