



Bond
Oxborough
Phillips

Changing Lifestyles

Lane End Cottage
Newton St. Petrock
Holsworthy
Devon
EX22 7LN

Asking Price: £399,950 Freehold



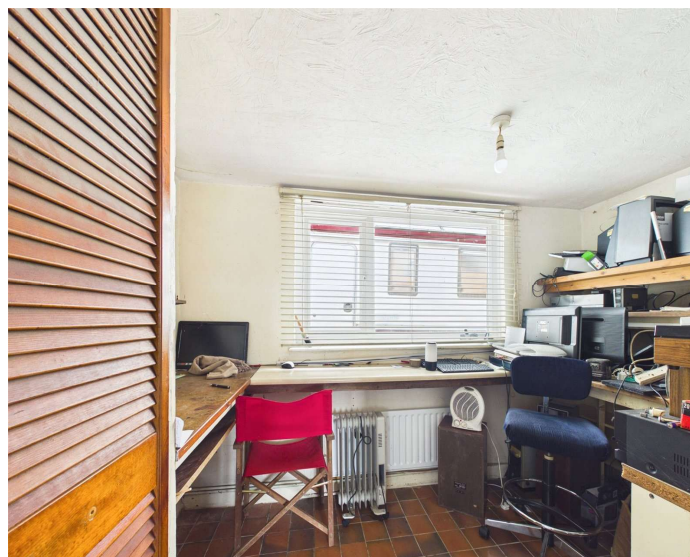
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01409 254 238
holsworthy@bopproperty.com

Lane End Cottage, Newton St. Petrock, Holsworthy, Devon, EX22 7LN



- 4 BEDROOMS
- 2 RECEPTION ROOMS
- SUBSTANTIAL PERIOD RESIDENCE
- LARGE GARDENS OF APPROXIMATELY 0.48 ACRES
- EXTENSIVE OFF ROAD PARKING
- LARGE GARAGE/ WORKSHOP
- IN NEED OF MODERNISATION THROUGHOUT
- NO IMMEDIATE NEIGHBOURS
- COUNTRYSIDE VIEWS
- EPC: TBC
- Council Tax Band: D



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Overview

Occupying an elevated and rural position, a short distance from the popular Market Town of Holsworthy, is this substantial four-bedroom family home, enjoying far-reaching views across the surrounding Devon countryside.

Having been in the same ownership for many years, the property now presents an exciting opportunity for those seeking a home with genuine potential. Requiring a programme of renovation and modernisation throughout, the house offers an excellent opportunity to create a superb country home, whilst retaining a wealth of original character and charm. The original property is believed to date from circa 1900, with a number of later extensions having been added over the years, creating a generous and versatile home that combines period features with the practicalities of modern living.

The ground floor provides a kitchen, large utility room and downstairs WC, together with a characterful dual-aspect dining room and spacious sitting room, centred around an attractive stone inglenook fireplace with a wood-burning stove. A separate study/office is positioned to the rear. On the first floor are four bedrooms and the family bathroom.

A particularly valuable feature is the substantial attached garage, workshop and storage area, which benefits from integral access to the main house. This provides excellent space for those requiring generous garaging, workshop or storage facilities, whilst also offering potential for alternative uses or additional accommodation, subject to the necessary consents.

The property occupies a generous plot of just under half an acre, with a driveway and extensive yard providing ample off-road parking, together with elevated gardens enjoying

a good degree of privacy and bordered by a number of mature trees. The combination of its elevated position, generous grounds and peaceful rural setting makes this a particularly appealing proposition for those looking to create a home in the Devon countryside.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial rural property with considerable scope for improvement and enhancement, providing the incoming purchaser with the opportunity to transform the existing house into a highly desirable country home.

Location

Newton St. Petrock is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a three and a half mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.

Services - Mains electricity and water. Private drainage. Oil fired central heating.

Agents 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.

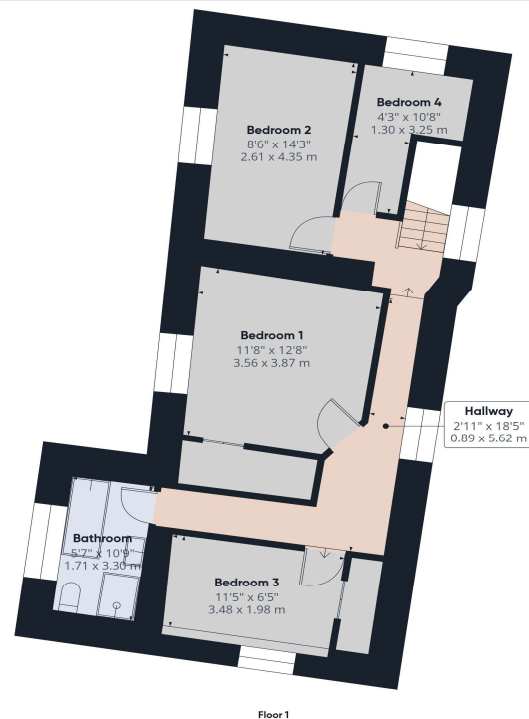
Epc Rating - TBC

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, proceed past the Woodford Bridge Country Club turning left as your going up the hill, whereupon the property will be found immediatly on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.



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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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