

Barn Cottage
Clawton
Holsworthy
Devon
EX22 6PN



Asking price : £325,000 Freehold



Changing Lifestyles

01409 254 238



- SEMI DETACHED BARN CONVERSION
- 3 BEDROOMS
- LIGHT AND AIRY ACCOMMODATION
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- YARD AND OUTBUILDING
- ADJOINING PADDOCK
- EPC E

Are you looking for a beautiful barn conversion within a rural setting with adjoining land, then look no further!

Nestled within the lovely Devon countryside is Barn Cottage, a light and airy semi detached barn conversion offering 3 bedrooms, off road parking, front and rear garden, outbuilding and adjoining paddock. The whole extending to approximately 0.5 acres.



Situation

The friendly village of Clawton has a local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 12 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

Directions

From Holsworthy proceed on the A388 Launceston road for 3 miles and upon reaching Clawton turn left towards Ashwater. After 1.6 miles turn left towards Hollacombe, and after just over 0.5 miles the entrance lane leading to Barn Cottage will be found on the left hand side. Continue along the lane keeping left at the fork and the property will be found just after on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



Entrance Hall - Recess and plumbing for washing machine and tumble dryer. Ample room to store shoes and coats.

Bedroom 1 - 12'9" x 10' (3.89m x 3.05m)

Spacious double bedroom with window to rear elevation.

Bedroom 2 - 14'5" x 8'8" (4.4m x 2.64m)

Light and airy room with window to front and side elevation.

Inner Hall - Feature Rayburn for heating and cooking. Door to front elevation. Access to useful storage area and stairs leading to First Floor Landing.

First Floor Landing - Access to Bedroom 3, The Kitchen/Diner and Bathroom. Stairs leading to the Living Room.

Bedroom 3 - 12' x 8'6" (3.66m x 2.6m)

Window to front elevation.

Kitchen/Diner - 12' x 10'5" (3.66m x 3.18m)

A fitted suite comprising matching wall and base mounted unit with work surfaces over, incorporating a 112/ sink drainer unit with mixer tap, electric oven with 4 ring hob and extractor over. Space for dishwasher and free standing fridge/freezer. Ample room for dining room table and chairs. Window to rear elevation over looking the garden.

Bathroom - 9'8" x 6'2" (2.95m x 1.88m)

A matching suite comprising "P" shaped bath with "Aqua Tronic" electric shower over, pedestal wash hand basin and low flush WC. Airing cupboard housing hot water cylinder. Window to rear elevation.

Living Room - 18'9" x 17'6" (5.72m x 5.33m)

Spacious, light and airy reception room with ample room for living room suite. Velux windows to front and rear elevations. Window to side elevation.

Outside - Property is accessed via a shared lane which leads to a single track to the side of Barn Cottage. The single track provides access to Barn Cottage, the stables and the adjoining paddock. The front garden is paved for ease and gives access to the front entrance door, to the side of the property is it laid to lawn and planted with a variety of mature trees and shrubs. Adjoining the rear of the property is a stoned area providing off road parking for 2 vehicles and giving access to the enclosed rear garden which is principally laid to lawn and bordered by close boarded wooden fencing. To the end of the garden there is a large concreted area providing the ideal spot for outside dining. The single track continues along the side of the property and gives access to a large stoned area which is perfect for additional parking. To the side of the yard there is a timber outbuilding with a concrete base, this would be suitable of a variety of different uses including stabling or storage/workshop. Next to the outbuilding there is a small paddock extending to approximately 0.31 of an acres which is stock proof fenced all around.

Services - Mains water and electricity. Oil fired Rayburn for heating and cooking. Private drainage.

EPC Rating - EPC rating tbc.

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

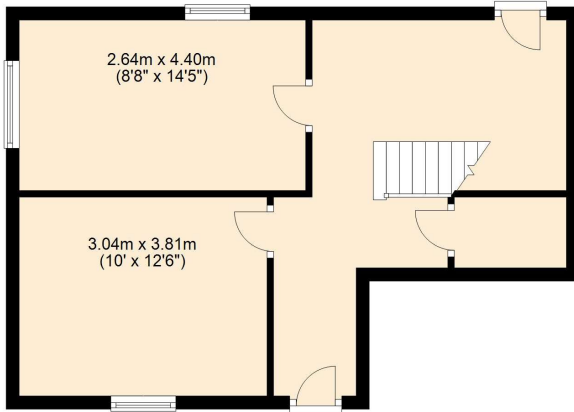






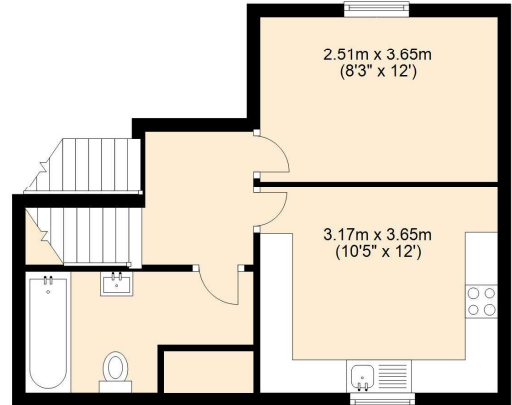
Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



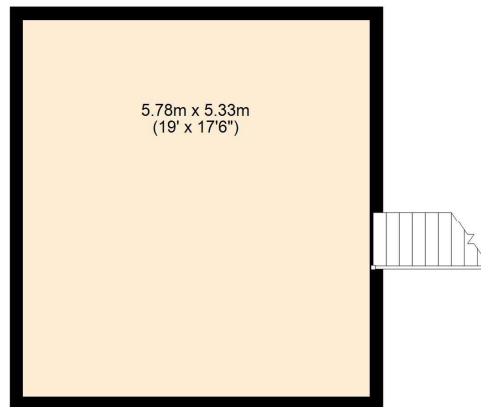
First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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Barn Cottage, Clawton, Holsworthy, Devon, EX22 6PN

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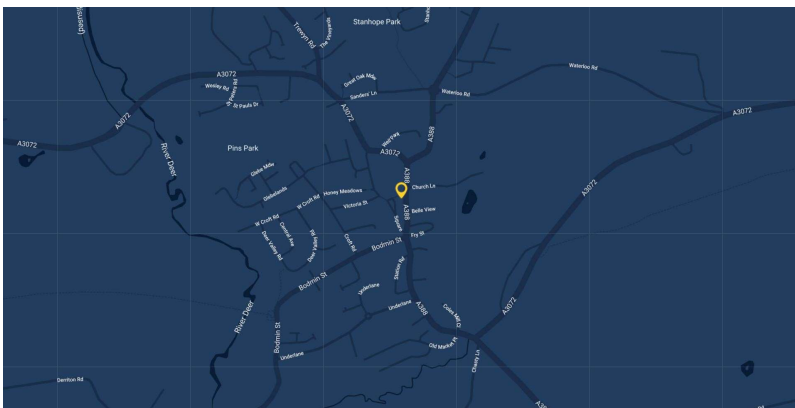
Please do not hesitate to
contact the team at the Bond
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