

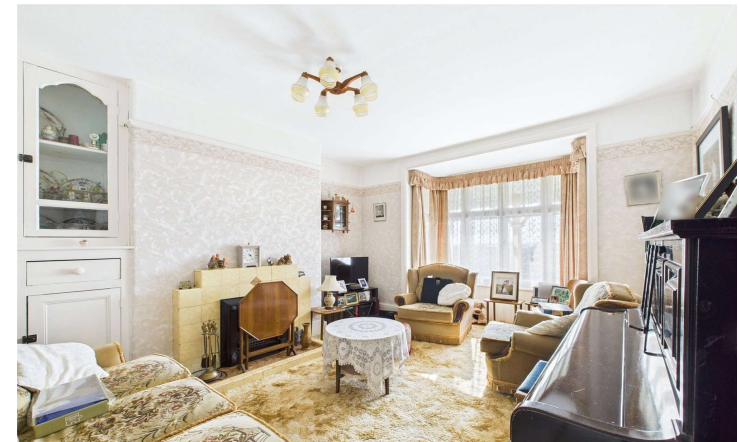


Bond
Oxborough
Phillips

Changing Lifestyles

Moor View
Milton Damerel
Holsworthy
Devon
EX22 7LU

Asking Price: £450,000 Freehold



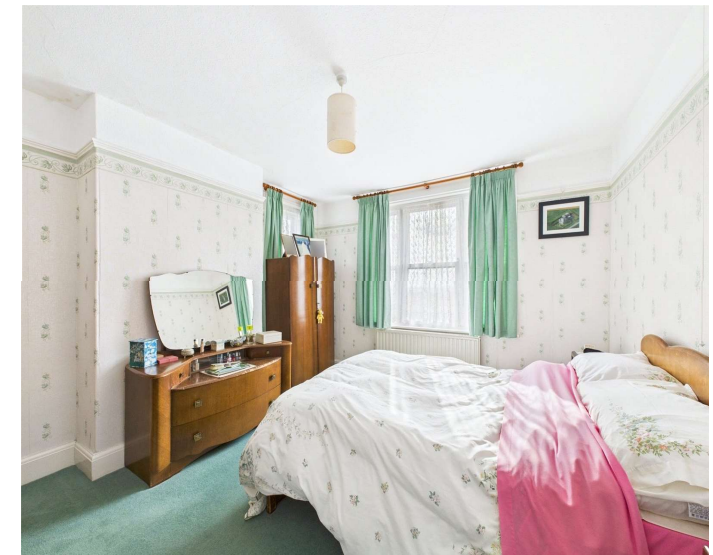
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Moor View, Milton Damerel, Holsworthy, Devon, EX22 7LU



- 4 BEDROOM
- DETACHED PERIOD RESIDENCE
- BUILT IN 1928
- FIRST TIME FOR SALE ON THE OPEN MARKET
- ORIGINAL CHARACTER FEATURES
- GENEROUS SIZE GARDENS OF APPROXIMATELY 0.59 ACRES
- 3 GARAGES
- STUNNING PANORAMIC VIEWS OVER BODMIN MOOR AND DARTMOOR
- EXTENSIVE OFF ROAD PARKING
- NO IMMEDIATE NEIGHBOURS
- EPC: F
- Council Tax Band: Band E



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Moor View, Milton Damerel, Holsworthy, Devon, EX22 7LU

Overview

Available for sale for the first time on the open market, is the fantastic period residence built in 1928, occupying a stunning elevated position with breathtaking panoramic views over Dartmoor and Bodmin Moor and the surrounding Devon Countryside. This impressive home offers 4 bedrooms and 3 reception rooms with superb character features throughout. Generous size gardens surround the property with an entrance driveway providing ample off road parking with 3 garages. EPC F

Location

This very small hamlet lies in the unspoilt parish of Milton Damerel and comprises a handful of properties, and a highly recommended Farm Shop. A well-stocked nearby Garage also caters well for day to day shopping. The market town of Holsworthy is some 5 miles and offers a wider range of shops including a Waitrose along with primary & secondary education, professional services, banks, leisure centre, and golf course. Bude and Bideford on the North Cornwall/North Devon coast respectively are about 15 miles, and from Exeter, which is about 50 miles distant, there is access to the M5.

Entrance Hall

Living Room - 15'5" x 12'1" (4.7m x 3.68m)

A characterful room with a bay window to front elevation. A feature fireplace houses an open fire. Built in storage in chimney breast recess.

Kitchen - 10'5" x 9'6" (3.18m x 2.9m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a stainless steel sink drainer unit. Plumbing and recess for washing machine and tumble dryer. Window to rear and door to side elevation.

Utility Room - 6'11" x 3'6" (2.1m x 1.07m)

Floor mounted oil fired central heating boiler. Window to side elevation.

Breakfast Room - 13'8" x 12'4" (4.17m x 3.76m)

A feature fireplace houses a range cooker with tiled surround and a timber mantle. Ample space for a breakfast table and chairs. Window to rear elevation.

Pantry - 9'9" x 5'10" (2.97m x 1.78m)

Original cold shelf and open shelving. Window to side elevation.

Dining Room - 13'4" x 12'1" (4.06m x 3.68m)

A light and airy room with a bay window to front elevation. Ample space for a dining room table and chairs. Feature fireplace with a tiled surround and timber mantle.

WC - 7'1" x 2'11" (2.16m x 0.9m)

Close coupled WC and wash hand basin. Window to side elevation.

First Floor

Bedroom 1 - 13'2" x 11'11" (4.01m x 3.63m)

A generous sized master bedroom with bay window to front elevation enjoying spectacular far reaching views over the Moors and the surrounding countryside.

WC - 5'8" x 2'8" (1.73m x 0.81m)

Close coupled WC, window to rear elevation.

Bedroom 2 - 13'2" x 11'5" (4.01m x 3.48m)

A spacious double bedroom with window to front elevation affording stunning views.

Bedroom 3 - 12'4" x 11'10" (3.76m x 3.6m)

A double bedroom with window to rear elevation.

Bedroom 4 - 9' x 4'7" (2.74m x 1.4m)

Suitable as a study, single bedroom or a nursery, with window to front elevation.

Changing Lifestyles

Bathroom - 6'6" x 6'4" (1.98m x 1.93m)

Enclosed panelled bath with shower attachment over the taps and a pedestal wash hand basin. Window to rear elevation.

Outside - The property occupies a generous size plot of approximately 0.59 acres with an entrance driveway providing extensive off road parking and giving access to 3 garages. The gardens surround the property and are principally laid to lawn with mature planting and borders.

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

Directions

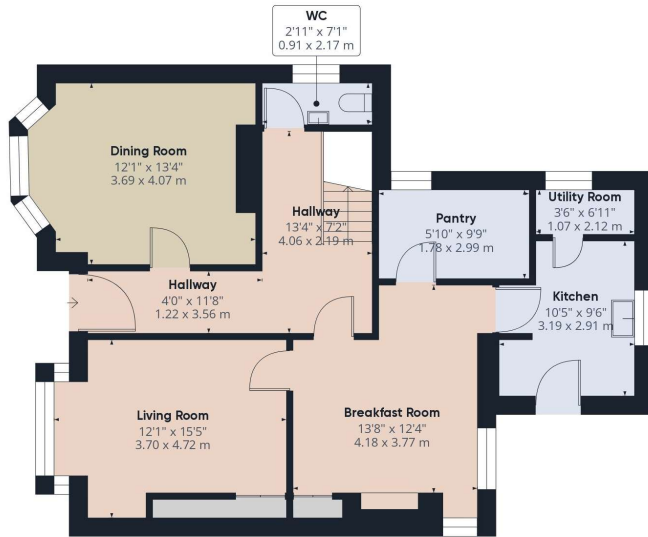
From Holsworthy proceed on the A388 towards Bideford for approximately 6 miles and upon reaching the crossroads at Venn Green turn left, proceed for a little under 1/2 mile whereupon the property will be found on the left hand side.

What3words - ///hired.quicksand.airless

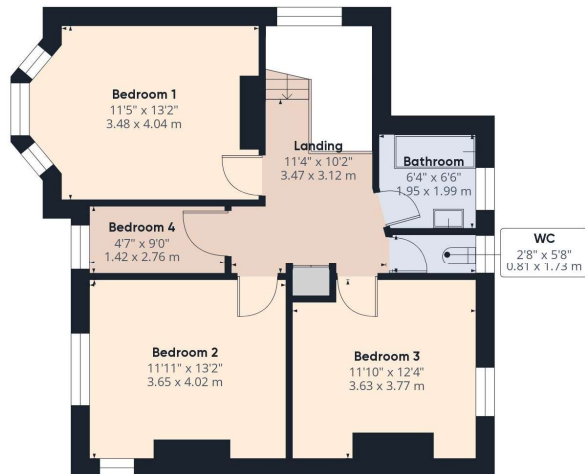


Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Floor 0 Building 1



Floor 1 Building 1



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.

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.