



Bond
Oxborough
Phillips

Changing Lifestyles

Corner Cottage
Halwill
Beaworthy
Devon
EX21 5UH

Asking Price: £425,000 Freehold



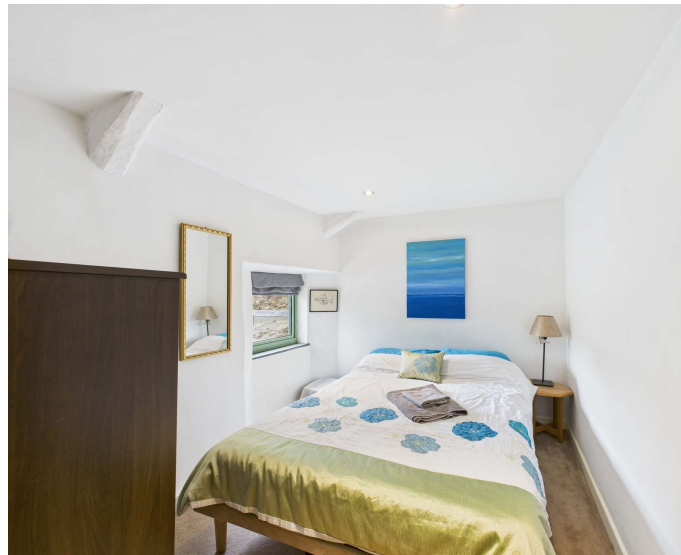
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Corner Cottage, Halwill, Beaworthy, Devon, EX21 5UH



- 3 BEDROOM PERIOD PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- FORMAL GARDENS
- GARAGE & WORKSHOP
- DEVELOPMENT POTENTIAL
- PADDOCK OF APPROXIMATELY 1.1 ACRES
- STUNNING COUNTRYSIDE VIEWS
- SUPERBLY PRESENTED THROUGHOUT
- ALUMINIUM TRIPLE GLAZED WINDOWS
- EPC: TBC
- Council Tax Band: B



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Corner Cottage, Halwill, Beaworthy, Devon, EX21 5UH

Overview

Believed to be around 150 years old and originally built as a gardener's cottage to the Manor House, this charming three-bedroom stone period property offers beautifully presented accommodation throughout. Set in a sought-after and picturesque village, it features a well-landscaped formal garden and, notably, a nearby paddock of approximately 1.1 acres enjoying stunning countryside views, ideal for a range of uses including equestrian or recreational. A garage and workshop sit at the bottom of the garden, with potential for development subject to the necessary consents.

Location

Halwill has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, "football" pitch, Pre-School & children's play area and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.

Kitchen - 15'3" x 10' (4.65m x 3.05m)

A most characterful cottage kitchen with exposed ceiling beams and exposed stonework. This bespoke hand made kitchen has brick pillars and solid iroko wood work surfaces over incorporating an inset Belfast sink with mixer taps. Space for Range style cooker with extractor system over. Space for freestanding kitchen storage. Ample space for a dining room table and chairs. French doors to rear elevation enjoy a pleasant aspect over the rear gardens.

Utility Room - 7'7" x 7'6" (2.3m x 2.29m)

A utility/ pantry has plumbing and recess for a washing machine, space for 'American style' fridge/ freezer and food storage unit. Windows to front and side elevations with integral blinds.

Living Room - 15'2" x 14'11" (4.62m x 4.55m)

A superbly presented room boasting fantastic original period features including a large stone inglenook fireplace housing a wood burning stove with clome oven. Inset bespoke storage in the chimney breast recess. Open staircase to first floor. Exposed ceiling beams. Window to rear and front elevations with integral blinds, French doors to-

Sun room - 15'3" x 10'7" (4.65m x 3.23m)

A light and airy fully glazed room enjoying a great view over the garden. Sliding doors to rear.

First floor

Bedroom 1 - 14' x 7'10" (4.27m x 2.4m)

A double bedroom with window to rear elevation offering fabulous views over the surrounding countryside.

Bedroom 2 - 9'10" x 7'4" (3m x 2.24m)

A double bedroom with window to front elevation.

Bedroom 3 - 9'9" x 7'7" (2.97m x 2.3m)

A double bedroom currently used as a home office, with window to rear elevation boasting far reaching views.

Bathroom - 7'10" x 4'3" (2.4m x 1.3m)

A fitted suite comprises an enclosed panelled bath with mains fed shower over and pedestal wash hand basin. Window to front elevation.

WC - 4'2" x 2'9" (1.27m x 0.84m)

Close coupled WC. Window to rear elevation.

Outside - The property has a driveway at the bottom of the garden giving access to the garage, workshop and car port. The gardens are well landscaped being principally laid to lawn with a brick paved pathway leading up the garden. A useful timber garden shed and chicken coop are located at the bottom, with a paved patio area adjoining the rear of the property providing an ideal spot for alfresco dining. The

Changing Lifestyles

gardens have a variety of mature planting including a fig tree. A stone wall running the length providing privacy.

Garage and workshop - The building located at the foot of the garden is arranged as a single garage with an up and over vehicle entrance door and a substantial workshop/ store with double glazing, power and light connected and a telephone line. It is considered that this building has the potential for conversion into annexe accommodation or further into a stand alone dwelling, subject to gaining the necessary consents.

The land - Located within approximately 50 meters of the property enjoying the most beautiful panoramic views is this paddock of around 1.1 acres. The current owners use it as a large garden with a variety of planted beds, a kitchen garden and a greenhouse. A bespoke timber bar and seating area provides a great spot for entertaining. The paddock is thought to suit a variety of uses for both domestic and agricultural/ equestrian.

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

Directions

From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Proceed along this road for approximately 4 miles and then turn right signposted Halwill 1 mile. Proceed into Halwill Town whereupon the property will be found on the left hand side before the junction signposted 'The Rectory'.



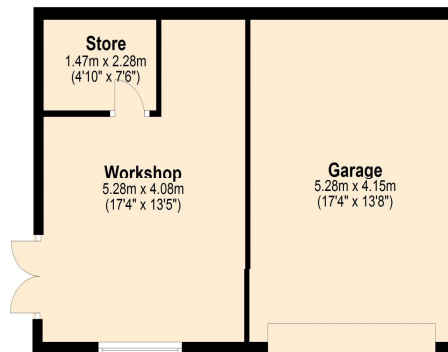
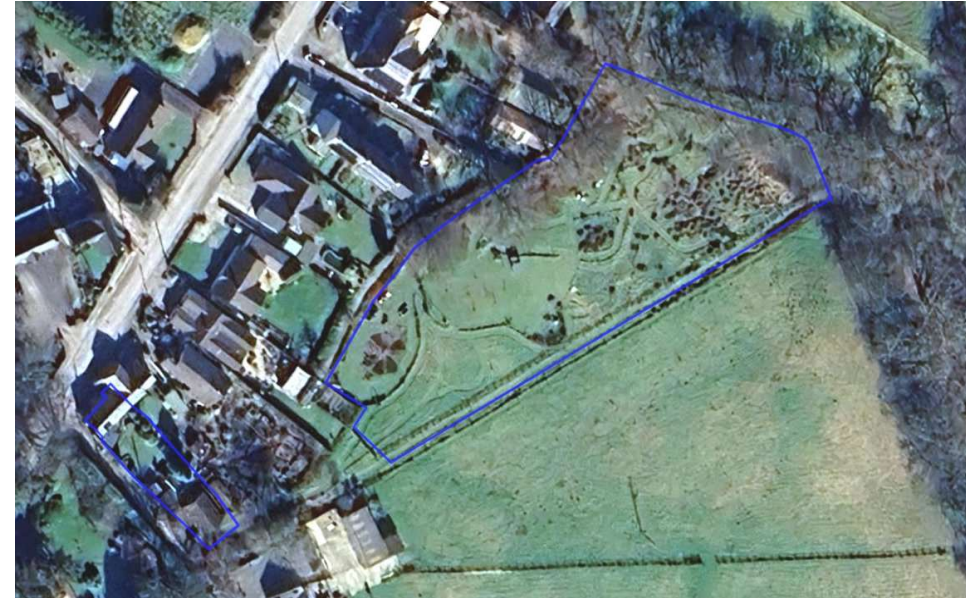
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Corner Cottage, Halwill, Beaworthy, Devon, EX21 5UH



Floorplan



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com