



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Middlecott Farm  
Middlecott  
Brandis Corner  
Holsworthy  
Devon  
EX22 7YE

**Asking Price: £550,000**  
**Freehold**



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01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



## Middlecott Farm, Middlecott, Brandis Corner, Holsworthy, Devon, EX22 7YE



- TRADITIONAL DETACHED FARMHOUSE
- 2 RECEPTION ROOMS
- 5/6 BEDROOMS
- 2 BATHROOMS
- SPACIOUS AND VERSATILE ACCOMMODATION
- QUIET AND PEACEFUL LOCATION
- GENEROUS AND PRIVATE GARDEN
- EXTENSIVE OFF ROAD PARKING AREA
- SOUGHT AFTER LOCATION



**An exciting opportunity to acquire this well presented and charming traditional farmhouse offering 5/6 bedrooms, 2 reception rooms and 2 bathrooms. The property is situated in a glorious rural setting and benefits from large off road parking area and large private garden extending to 1.4 acres. An internal viewing is highly recommended. EPC TBC and council tax band D.**



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## Directions

From Holsworthy proceed on the A3072 towards Hatherleigh, after approx. 4 mile take the left hand turn at Brandis Corner signed Shebbear. Continue on this road for 0.8 miles and take the left hand turn signed Cookbury. Follow this road until you reach the next junction, continue straight across, down a single track lane and Middlecott Farm will be found after a short distance on the left hand side with its name plaque clearly displayed.

## Situation

Middlecott Farm occupies a peaceful rural setting within the small hamlet of Middlecott, yet is within some 6 miles of the busy bustling market town of Holsworthy which caters well for its inhabitants with a good range of shops and amenities including Golf Course, Bowling Green, Library, Park, Health Centre, Sports Hall etc. There is a primary school in the nearby small village of Bradford. Bude and the North Cornish Coast is some 15 miles, Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles, whilst the Cathedral and University City of Exeter is some 40 miles. Neighbouring villages include Brandis Corner and Shebbear, the latter with its well-known Public School.



# Internal Description

## **Entrance Porch** - 8'2" x 5'9" (2.5m x 1.75m)

Windows to side elevations, internal door to inner Hallway.

## **Hallway** - 10'8" x 4'8" (3.25m x 1.42m)

Provides access to the kitchen/diner, living room and office/bedroom 6. Stairs leading to first floor landing.

## **Kitchen/Diner** - 16'1" x 13'5" (4.9m x 4.1m)

A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a ceramic 1 1/2 sink drainer unit with mixer tap. Feature fireplace housing Oil fired Rayburn. Space for free standing fridge/freezer. Ample room for large dining room table and chairs. Bay window to front elevation.

## **Utility Room** - 7'11" x 6'8" (2.41m x 2.03m)

Fitted with a range of storage cupboards. Space and plumbing for washing machine and tumble dryer with worksurfaces over incorporating a circular stainless steel sink with mixer taps. Space for additional chest freezer. Window to side elevation.

## **Conservatory** - 16'7" x 8'10" (5.05m x 2.7m)

Windows to side and rear elevations, enjoying views of the garden. Internal window to office/Bedroom 6. Ample room for sitting room suite and dining table and chairs. Double doors provide access to the rear garden.

## **Living Room** - 16'1" x 14'7" (4.9m x 4.45m)

Generous reception room with feature fireplace housing wood burning stove, with stone and slate hearth and wooden surround. Ample room for sitting room suite. Bay window to front elevation, internal doors leading to the conservatory and hallway.

## **Inner Hallway** - 6'10" x 5'5" (2.08m x 1.65m)

Gives access to the shower room and bedroom 5.

## **Bedroom 5** - 15' x 6'8" (4.57m x 2.03m)

Double bedroom with window to side elevation.

## **Office/Bedroom 6** - 11' x 7'3" (3.35m x 2.2m)

Currently used as an office/store room, but would also be suitable as an additional downstairs bedroom or further reception room. Internal window to conservatory.

## **Shower Room** - 5'11" x 5'5" (1.8m x 1.65m)

A fitted suite comprising shower cubicle with "Mira" electric shower over, pedestal wash hand basin, close coupled WC and heated towel rail.

## **First Floor Landing** - 23'10" x 4'2" (7.26m x 1.27m)

Provides access to 4 bedrooms, the family bathroom and useful storage cupboard.

## **Bedroom 1** - 13'10" x 13'7" (4.22m x 4.14m)

Generous double bedroom with built in wardrobe. Window to front elevation.

## **Bedroom 2** - 16'2" x 10'3" (4.93m x 3.12m)

Spacious double bedroom with window to front elevation.

## **Bedroom 3** - 12'3" x 11'7" (3.73m x 3.53m)

Double bedroom with window front elevation.

## **Bedroom 4** - 10'6" x 8'3" (3.2m x 2.51m)

Single bedroom with window to rear elevation, enjoying views of the garden.

## **External Store** - 8'5" x 6'2" (2.57m x 1.88m)

Stone and cob outbuilding with power and light connected. Access to overhead storage.

**Outside** - The property is approached via a shared drive which leads to a large off road parking area for 4/5 vehicles and gives access to the front door and external store. A side gate gives access to the large private and enclosed rear garden which is principally laid to lawn and bordered by a Devon bank and mature trees. Within the garden there is a feature pond, productive vegetable plot and 2 wooden sheds. Adjoining the rear of the property is a patio area providing the ideal spot for alfresco dining



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and entertaining, which is bordered by a range of mature flowers and shrubs. At the top of the garden there is a separate entrance which allow vehicle access to the garden and provides additional off road parking.

**EPC Rating** - EPC rating TBC.

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

**Services** - Mains electricity. Water via a bore hole. Shared private drainage and oil-fired central heating.

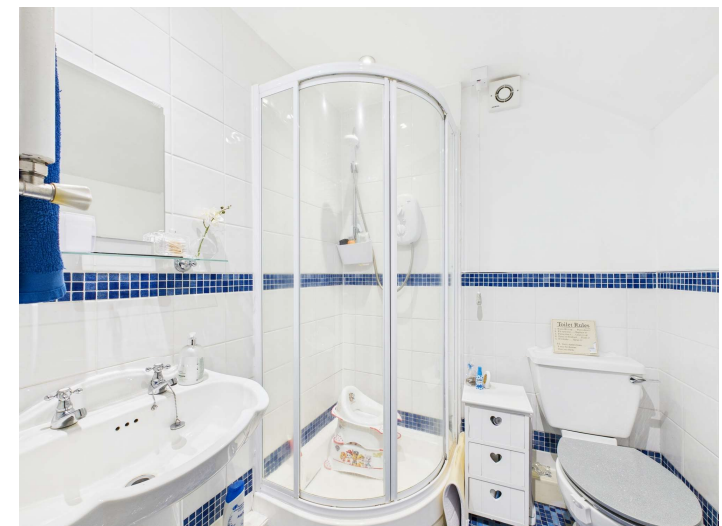


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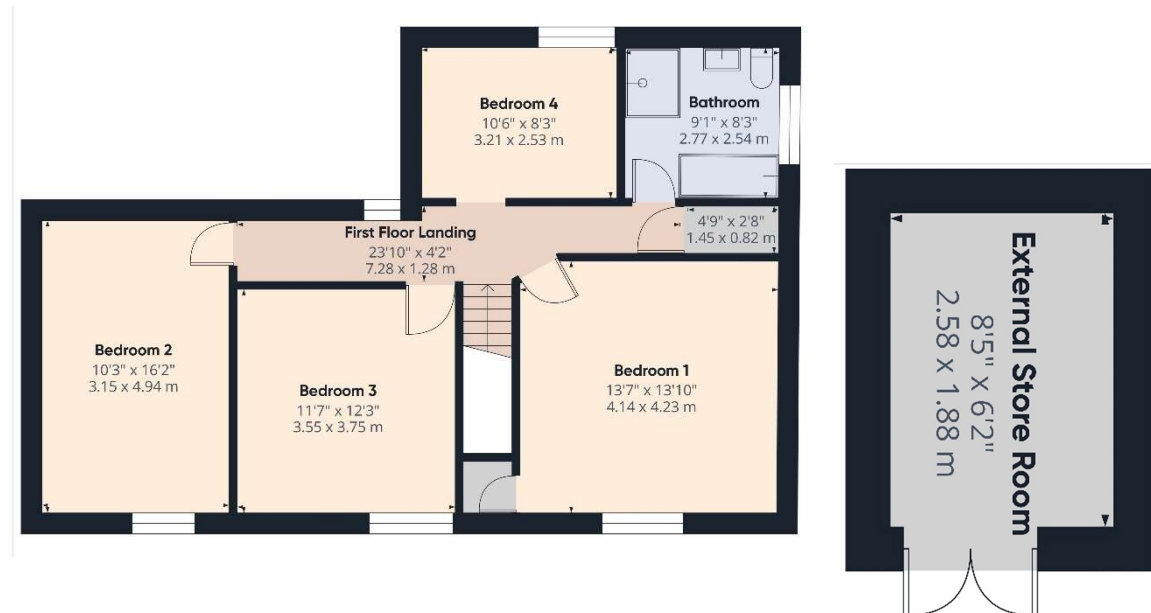


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# Middlecott Farm, Middlecott, Brandis Corner, Holsworthy, Devon, EX22 7YE

## Floorplans



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.

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# We are here to help you find and buy your new home...

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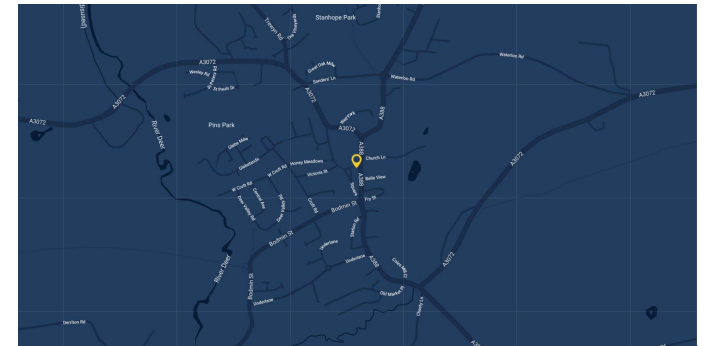
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