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Changing Lifestyles

3 Railway Cottages
Dunsland Cross
Brandis Corner
Holsworthy
Devon
EX22 7YH

Asking Price: £195,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

3 Railway Cottages, Dunsland Cross, Brandis Corner, Holsworthy, Devon, EX22 7YH



- FORMER RAILWAY COTTAGE
- GRADE 2 LISTED
- MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- GENEROUS GARDEN
- RANGE OF TIMBER OUTBUILDINGS
- RURAL LOCATION
- GREAT LINKS TO COOKWORTHY FOREST/HOLSWORTHY AND OKEHAMPTON/A30



3 Railway Cottages is situated in a lovely rural location with great links to the popular Cookworthy Forest, Holsworthy and Okehampton/A30. This former railway cottage offers accommodation comprising 2 double bedrooms and bathroom on the first floor and kitchen/diner, living room and utility room on the ground floor. The grade 2 listed property benefits from off road parking for 2 vehicles and generous rear garden, with a range of useful outbuildings. EPC TBC.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4 miles, and upon reaching Dunsland Cross turn right onto the A3079 signed Okehampton. Follow this road for approximately 1 mile and as the road bears round to the left there is a terrace of cottages on your left hand side, the end terrace is 6 Railway Cottages. By foot the property can be accessed from the front, for parking continue on the entrance lane found just before these cottages. Follow the lane and the parking for 3 Railway Cottages can be found after a short distance on the left land side.

Situation

The property is conveniently accessed along the A3079 and is within some 4 miles of 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. It is only about a mile from the small hamlet of Brandis Corner with its pub, The Bickford Arms. The village of Halwill Junction is approximately 3 miles and offers a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Hairdressers etc. Bude on the North Cornish coast is some 14 miles, whilst Okehampton, the gateway to Dartmoor is some 16 miles. The Cathedral and University City of Exeter is some 36 miles.

Utility Room - 8'9" x 5'10" (2.67m x 1.78m)

Fitted with a couple of wall mounted units. Work surface incorporating a butler sink. Space and plumbing for washing machine. Space for under counter fridge and freezer. Window and external door to rear elevation. Internal door to inner hallway.

Inner Hallway - 6'2" x 3'2" (1.88m x 0.97m)

Provides access to the kitchen/diner and pantry. Stairs leading to first floor landing. External door leading to the front garden.

Kitchen/Diner - 12'6" x 12'5" (3.8m x 3.78m)

A fitted wooden kitchen comprising a range of wall and base mounted units over, incorporating an inset butler sink with mixer tap. Built in Neff electric oven, matching 4 ring hob and extractor over. Ample room for dining table and chairs. Feature wood burning stove with slate hearth. Access to open understairs storage area. Windows to front and rear elevations.

Living Room - 12'7" x 11'3" (3.84m x 3.43m)

A cosy reception room with feature wood burning stove. Ample room for sitting room suite. Window to front elevation.

First Floor Landing - 12'5" x 2'7" (3.78m x 0.79m)

Provides access to the 2 double bedrooms and bathroom. Window to rear elevation.

Bedroom 1 - 12'7" x 11'4" (3.84m x 3.45m)

Double bedroom with built in wardrobe. Feature fireplace. Window to front elevation, with views of the surrounding farmland.

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Bedroom 2 - 9'11" x 8'9" (3.02m x 2.67m)

Double bedroom with built in wardrobe. Feature fireplace. Window to front elevation.

Bathroom - 12'7" x 5'11" (3.84m x 1.8m)

A fitted suite comprising "P" shaped bath with shower attachment over, pedestal wash hand basin and low flush WC. Feature fireplace. Window to front elevation.

Outside - The property is approached via a shared drive which gives access to an off road parking area for 2/3 vehicles. The garden is principally laid to lawn and bordered by hedging to one side and the rear. Within the garden there is a range of outbuildings including insulated and double glazed summer house, greenhouse, wooden workshop with power and light connected, wooden garden shed and wood store.

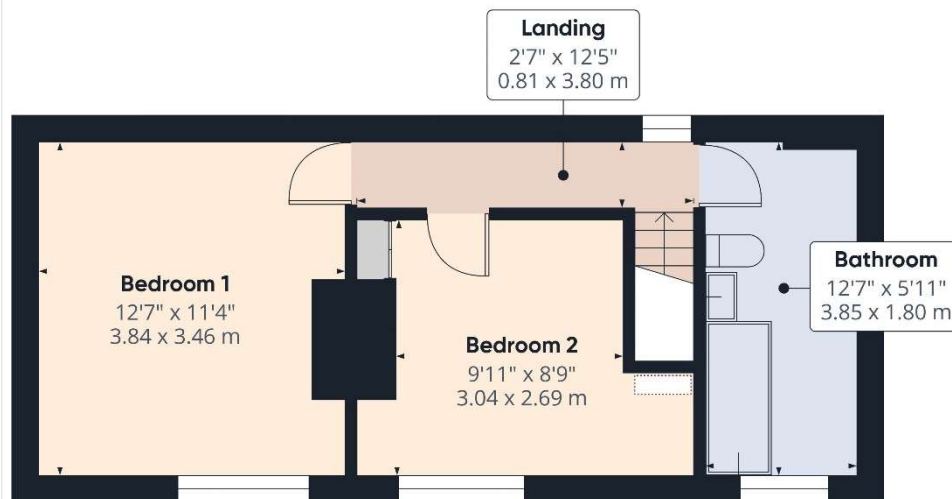
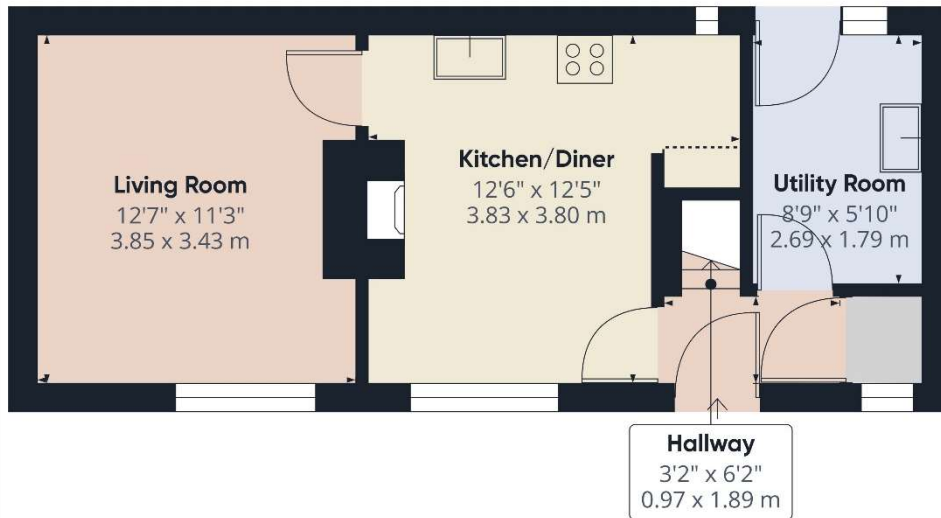
Services - Mains water and electricity. Shared private drainage.

EPC Rating - EPC rating TBC.

Council Tax Banding - Council Tax Band 'B' {please note this council band may be subject to reassessment}.

Agents Note - Please note, there is a right of way at this property.

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