



Bond
Oxborough
Phillips

Changing Lifestyles

Staddon Moor Cottage
Staddon Road
Holsworthy
Devon
EX22 6NH

Asking Price: £499,950
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Staddon Moor Cottage, Staddon Road, Holsworthy, Devon, EX22 6NH



- SPACIOUS AND VERSATILE DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 4 DOUBLE BEDROOMS
- 4 RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GENEROUS FRONT AND REAR GARDEN
- DETACHED GARAGE/WORKSHOP
- QUIET AND RURAL LOCATION
- STUNNING COUNTRYSIDE VIEWS



An exciting opportunity to acquire this spacious and versatile detached family residence offering well-presented accommodation comprising kitchen/diner, separate dining room, living room, conservatory and snug on the ground floor, complimented by 4 double bedrooms, a shower room and bathroom on the first floor. The residence also benefits from a generous plot, detached garage/workshop and stunning countryside views. EPC D and council tax band D.



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Direction

From the centre of Holsworthy proceed on the A388 towards Launceston and after approximately 0.6 miles, at Wimble Cross, turn left signed Hollacombe. Proceed along this road and the property will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Situated on the edge of the bustling market town of Holsworthy which has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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 9 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 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.



Internal Description

Entrance Porch - 2'10" x 2'5" (0.86m x 0.74m)

Internal door to Snug.

Snug - 20' x 9'9" (6.1m x 2.97m)

Light and airy reception room with feature fireplace housing wood burning stove, with stone surround and slate hearth. Window to side elevation.

Kitchen/Diner - 18'11" x 9'8" (5.77m x 2.95m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a ceramic sink drainer unit with mixer. Space for electric oven with extractor over. Space for free standing fridge/freezer and plumbing for dishwasher. Ample room for dining table and chairs. Window to front and rear elevations.

Living Room - 19'7" x 15'3" (5.97m x 4.65m)

Generous reception room with window to side and rear elevations. Ample room for large sitting room suite.

Separate Dining Room - 15'3" x 11'5" (4.65m x 3.48m)

Ample room for large dining table and chairs. Window to side elevation.

Conservatory - 11'6" x 10'5" (3.5m x 3.18m)

Windows to front and side elevations. Double doors to front elevation, leading to the patio area.

Utility Room - 9'9" x 7'5" (2.97m x 2.26m)

Window to rear elevation. Additional storage. Space for tumble dryer.

Porch - 7'11" x 4'9" (2.41m x 1.45m)

Space to store shoes and coats. Windows to side and rear elevations. Double doors to front elevation.

First Floor Landing - Gives access to the 4 double bedrooms, shower room and bathroom.

Bedroom 1 - 19'3" x 10'5" (5.87m x 3.18m)

Generous double bedroom with built in wardrobes. Twin windows to side elevation, enjoying views of the surrounding countryside.

Bedroom 2 - 12'11" x 11'5" (3.94m x 3.48m)

Spacious double bedroom with window to rear elevation.

Bedroom 3 - 12'6" x 11'6" (3.8m x 3.5m)

Large double bedroom window to front elevation.

Bedroom 4 - 11'3" x 11'1" (3.43m x 3.38m)

Double bedroom with double glazed French patio doors to side elevation, leading to balcony area, enjoying far reaching views of the surrounding countryside.

Shower Room - 7'10" x 6'5" (2.4m x 1.96m)

A fitted suite comprising a shower cubicle with electric shower over, inset wash hand basin and low flush WC. Frosted window to front elevation.

Bathroom - 8'10" x 7'4" (2.7m x 2.24m)

A matching suite comprising jacuzzi bath, separate shower cubicle with electric shower over, pedestal wash hand basin, low flush WC and heated towel rail. Velux window.

Outside - The property is approached via its own drive providing off road parking for several vehicles. The drive gives access to the detached garage/workshop, main house, front and rear garden. The front garden is principally laid to lawn and bordered by mature hedges and stock proof fencing. Within the garden there are 2 large patio areas providing the ideal spot for alfresco dining and entertaining, 1 adjoins the conservatory and the other to the side of the house. To the rear of the property is a private garden area, which is principally laid to lawn and decorated with a variety of mature flowers and shrubs and bordered by close boarded wooden fencing, providing a high degree of privacy.

Garage/Workshop - Detached workshop (17'07" x 7'04"), garage (27'10" x 9"), store room (8" x 6'10") and Laundry Room (6'08" x 6'01"). Power, light and water connected.

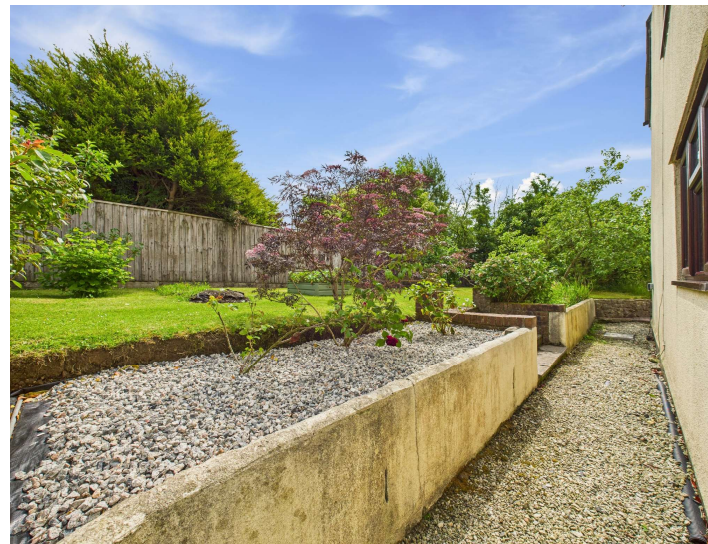
Services - Mains water and electricity. Private drainage. Oil fired central heating.

EPC Rating - EPC rating D (64), with the potential to be C (75). Valid until Jan 2035.

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



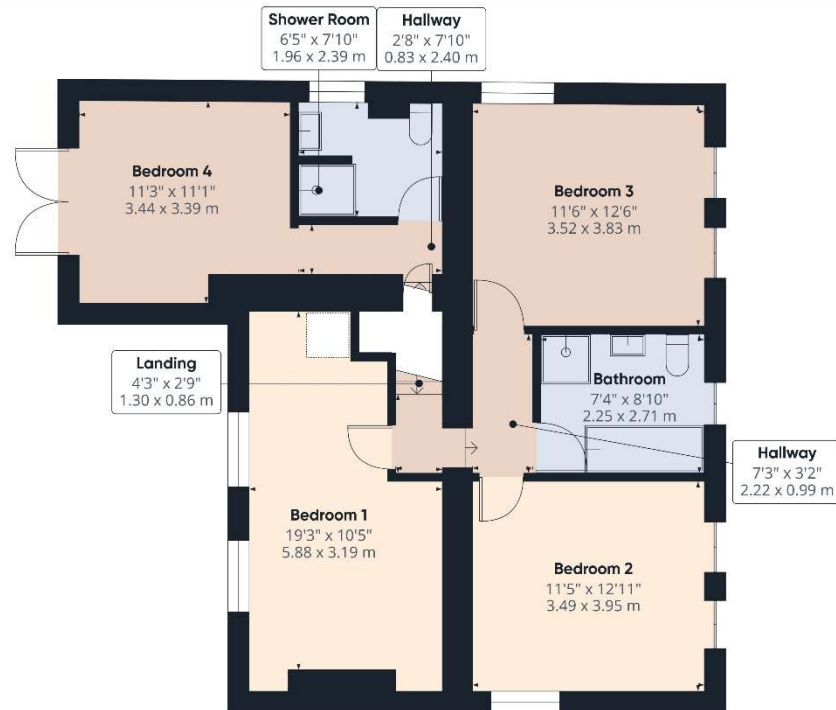
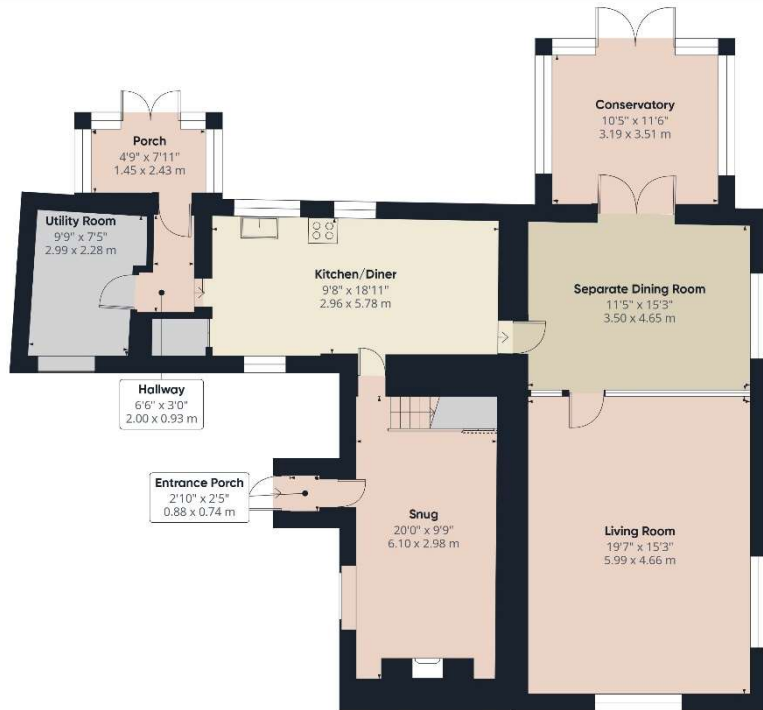
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We are here to help you find and buy your new home...

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

