



Bond
Oxborough
Phillips

Changing Lifestyles

Appleton House
Woodacott
Holsworthy
Devon
EX22 7BT

Asking Price: £1,000,000 Freehold



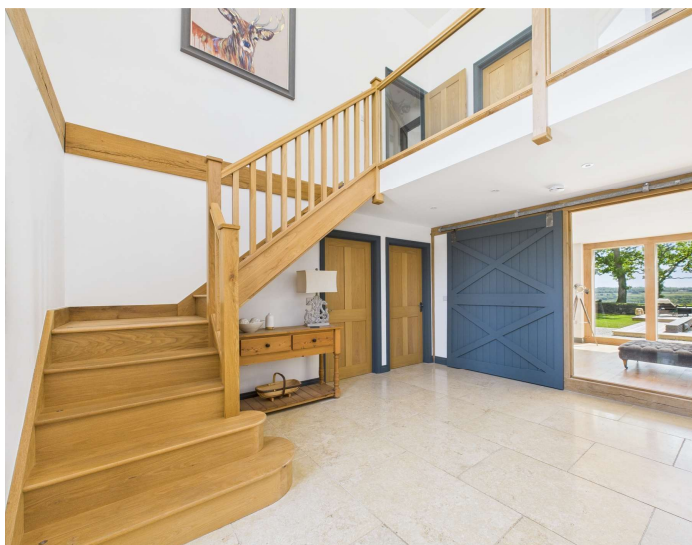
Changing Lifestyles

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holsworthy@bopproperty.com

Appleton House, Woodacott, Holsworthy, EX22 7BT



- STUNNING INDIVIDUAL BUILD
- BUILT TO A HIGH-QUALITY STANDARD
- 5 BEDROOMS
- 3 ENSUITES
- 3 RECEPTION ROOMS
- GAMES ROOM
- LARGE PLOT OF APPROXIMATELY 0.45 ACRES
- FANTASTIC COUNTRYSIDE VIEWS
- ECO FRIENDLY
- 301 SQ METERS OF ACCOMMODATION
- EPC: A
- Council Tax Band: F



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Location

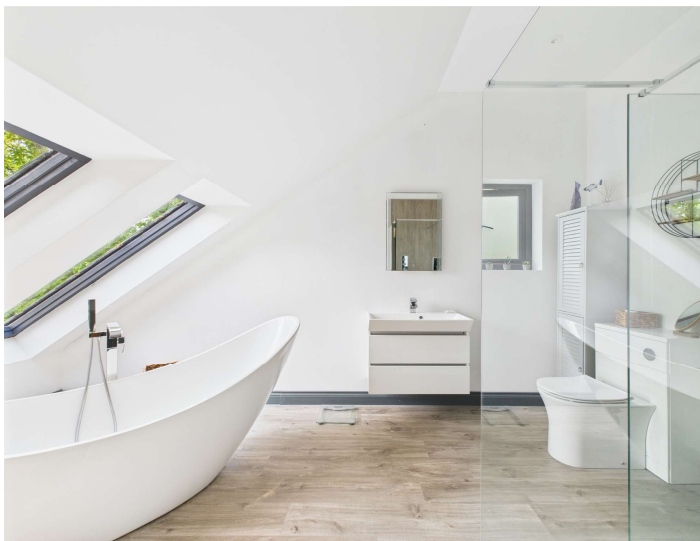
Situated on the edge of this popular hamlet which nestles amidst rolling and unspoilt Devon countryside. Holsworthy is just 5 miles away. This bustling market town has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers 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.

Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh road for 2 miles and upon reaching Anvil Corner, turn left signed Thornbury. Follow this road for just over 1 mile and at Blagdonmoor Cross turn right Woodacott. Follow this country road into the hamlet and at Woodacott Cross turn left. Follow the road for a short distance, turning left onto the lane opposite The Platt, proceed down the lane following around to the left, whereupon the property will be found at the end on the right hand side.

Overview :

Occupying a fantastic location with breathtaking views over the surrounding Devon Countryside is this stunning, individual, eco friendly, 5 bedroom, 3 ensuite detached residence. The property has been built to the highest quality with no expense spared, with 3 reception rooms enjoying exposed oak framing and a wealth of glass overlooking the fabulous landscaped gardens which are approximately 0.45 acre. Extensive off road parking at the front which has planning permission granted for a large triple garage. An internal viewings is a must to be fully appreciated. EPCA



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Entrance Hall - 14'10" x 14'7" (4.52m x 4.45m)

Open plan kitchen/ Diner/ Living area - 32'3" x 14'11" (9.83m x 4.55m)

An incredible 'L' shaped room with exposed oak beams, an expanse of glass across the rear makes the most of the fabulous views over the gardens and the rolling Devon countryside beyond. The Kitchen area boasts a high quality fitted kitchen comprising an extensive range of base mounted and tall units with solid wood work surfaces over, incorporating twin inset sinks and a 5 ring induction hob. A range of built in Neff appliances include a high level oven, a steam oven and a coffee machine. Integrated fridge/ freezer and dishwasher. Ample space or a dining room table and chairs with a glazed door to the rear. A comfortable living area has a feature media wall.

Sitting Room - 16'8" x 14'4" (5.08m x 4.37m)

A light and airy dual aspect room with windows to rear and side elevations. A large brick fireplace with an oak mantle houses a wood burning stove.

Hobbies Room - 15'7" x 14' (4.75m x 4.27m)

A dual aspect room with windows to front and side elevations, currently used as a pool room, but suiting a variety of uses.

Utility Room - 14' x 8' (4.27m x 2.44m)

Base and wall mounted units with solid wood work surfaces over, incorporating an inset sink with hose mixer ap. Window to rear and door to side elevation.

WC - 7'11" x 3'3" (2.41m x 1m)

Close coupled WC and vanity unit with inset wash hand basin. Window to side elevation.

Boot Room - 8' x 7'4" (2.44m x 2.24m)

Plumbing and recess for washing machine. Plant area for services.

First Floor

Bedroom 1 - 15'6" x 15'3" (4.72m x 4.65m)

A superb master bedroom with windows to rear and side elevations enjoying beautiful far reaching views.

Dressing Room - 11'10" x 5'1" (3.6m x 1.55m)

Master Ensuite - 15'10" x 7'9" (4.83m x 2.36m)

A high quality fitted suite comprises a modern slipper bath with central taps affording an amazing view through 2 large skylight windows. A walk in shower with a mains fed shower connected has a rainwater head and hose attachment. Concealed cistern WC

Bedroom 2 - 14'10" x 12'6" (4.52m x 3.8m)

A generous sized double bedroom with window to rear elevation, bespoke headboard with concealed cupboards.

Ensuite - 10'10" x 3'11" (3.3m x 1.2m)

A walk in shower cubicle with a rainwater shower head. A vanity unit houses a concealed cistern WC and a wash hand basin.

Bedroom 3 - 15'5" x 11'10" (4.7m x 3.6m)

A double bedroom with window to front elevation. Built in wardrobes.

Ensuite - 9'6" x 7'9" (2.9m x 2.36m)

A spacious ensuite with a 'P' bath with an overhead shower. Wall mounted vanity unit with inset wash hand basin, and a close coupled WC. Window to side elevation.

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Bedroom 4 - 13'6" x 12'8" (4.11m x 3.86m)

A generous size double bedroom with window to rear elevation. Built in wardrobes.

Bedroom 5 - 14'10" x 11'9" (4.52m x 3.58m)

A spacious double bedroom with window to front elevation. Bespoke headboard with concealed cupboards.

Bathroom - 11'2" x 5'11" (3.4m x 1.8m)

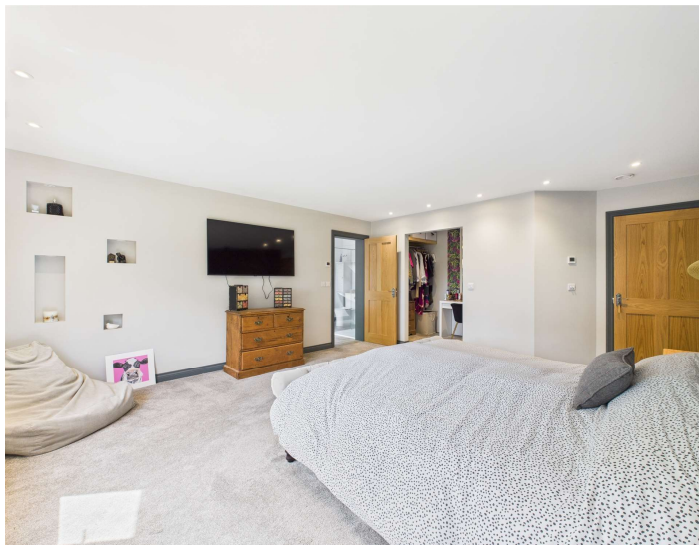
A family bathroom with a walk in shower, with a rainwater shower head. A vanity unit houses a vanity unit with a concealed cistern WC. Window to side elevation.

Outside - The property is accessed down the end of a lane leading into a gravel laid driveway providing extensive off road parking. Space and planning permission granted for a large triple garage. A useful timber workshop/ store has power and light connected, suiting a variety of uses. The gardens are superbly landscaped totalling approximately 0.45 acre, being principally laid to lawn and lined with mature trees with a variety of attractive planting. A raised timber decked area houses an ornamental pond, with a gravelled seating area surrounding the property providing various seating areas. At the bottom of the garden is a low level Devon Bank, which takes full advantage of the stunning far reaching countryside views beyond.

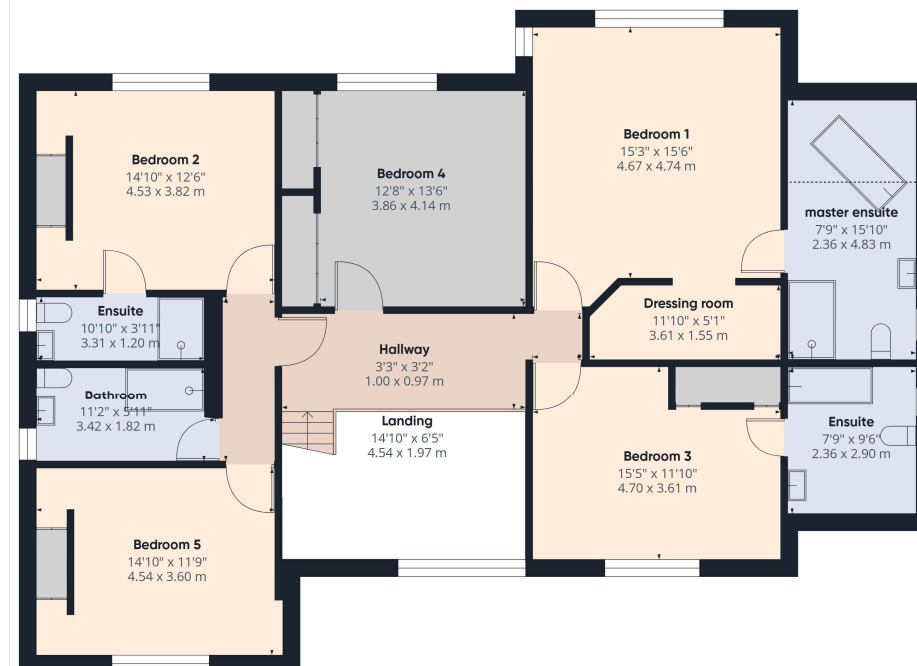
Services - An air source heat pump powers underfloor heating throughout, complemented by a heat exchange unit and solar panels. Private drainage via a treatment plant. The sellers have informed us they receive approximately £429.29 quarterly in RHI payments.

Agents Notes - The property has the remainder of a 10 year architects guarantee granted in 2020.





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.

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

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