



Bond  
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Phillips

*Changing Lifestyles*

Tor View  
Milton Damerel  
Holsworthy  
Devon  
EX22 7NR

**Asking Price: £599,500**  
**Freehold**



Changing Lifestyles

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holsworthy@boproperty.com

# Tor View, Milton Damerel, Holsworthy, Devon, EX22 7NR



- FORMER COACHING INN
- 5/6 BEDROOMS
- 3 RECEPTION ROOMS
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- WELL PRESENTED
- GENEROUS PLOT
- OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- WALKING DISTANCE TO POPULAR VILLAGE SHOP



**This former Coaching Inn is believed to date back to the 1700's, now offering a wealth of charm and character, with comfortable and versatile accommodation throughout comprising 6 bedrooms, 2 reception rooms and generous size landscaped gardens, with entrance driveway and a detached double garage with development potential considered. The residence lies in the heart of the small rural hamlet of Milton Damerel, within walking distance to a desirable local farm shop.**



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## Directions

From Holsworthy proceed on the A388 towards Bideford for approximately 6 miles and upon reaching the crossroads at Venn Green, the property will be found immediately as the first on the left hand side.

## Situation

This very small hamlet lies in the unspoilt parish of Milton Damerel and comprises a handful of properties, and a highly recommended Farm Shop. A well-stocked nearby Garage also caters well for day to day shopping. The market town of Holsworthy is some 5 miles and offers a wider range of shops including a Waitrose along with primary & secondary education, professional services, banks, leisure centre, and golf course. Bude and Bideford on the North Cornwall/North Devon coast respectively are about 15 miles, and from Exeter, which is about 50 miles distant, there is access to the M5.



# Internal Description

**Entrance Hall** - 12'10" x 7'10" (3.9m x 2.4m)

**Living Room** - 23'2" x 12'9" (7.06m x 3.89m)

A characterful room, previously the Village Pub, now a generous size living room with a feature fireplace, and twin windows to front elevation.

**Dining Room** - 17'10" x 12'11" (5.44m x 3.94m)

A fantastic room with many period features, including Flag stone slate flooring, and a feature fireplace which houses a wood burning stove. Twin windows to front elevation.

**Kitchen** - 17'1" x 12'5" (5.2m x 3.78m)

A superbly presented kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a stainless steel sink drainer unit. Built in dresser and kitchen island with a solid wood work surface over. Inglenook fireplace houses a range style cooker with an original clome oven. Plumbing and recess for dishwasher, space for fridge and freezer. Ample space for a dining room table and chairs, Window to side elevation.

**Utility Room** - 9'10" x 7'4" (3m x 2.24m)

Believe to be a toll/ tax office for the local area, now providing a laundry/ utility room with plumbing for washing machine and tumble dryer. Floor mounted oil fired central heating boiler supplies domestic hot water and heating systems. Door and window to side elevation.

**Snug** - 17'7" x 8'1" (5.36m x 2.46m)

**Sunroom** - 17'4" x 8'2" (5.28m x 2.5m)

**Boot Room** - 8'6" x 8'2" (2.6m x 2.5m)

**Storage** - 10'7" x 8'2" (3.23m x 2.5m)

**Downstairs WC** - 5'2" x 4' (1.57m x 1.22m)

Close coupled WC and wash hand basin.

**First Floor** - Impressive stairway and land with bespoke panelling and a window seat enjoying stunning views.

**Bedroom 1** - 15'11" x 13'5" (4.85m x 4.1m)

A dual aspect double bedroom with windows to side and rear elevation.

**Bathroom** - 11'9" x 10'1" (3.58m x 3.07m)

A fitted suite comprises and enclosed panelled bath with shower over, close coupled WC and wash hand basin. Window to rear elevation.

**Bedroom 2** - 13'11" x 12'11" (4.24m x 3.94m)

A lovely, light and airy double bedroom with window to front elevation enjoy stunning views over the surrounding countryside and beyond to Dartmoor.

**Bedroom 3** - 12'11" x 12' (3.94m x 3.66m)

A double bedroom with window to front elevations, affording far reaching views.

**Bedroom 4** - 10'2" x 9'10" (3.1m x 3m)

Window to front elevation.

**Bedroom 5** - 13'4" x 10'6" (4.06m x 3.2m)

Window to front elevation with beautiful views, feature fireplace.

**Bedroom 6/Dressing Room** - 18'10" x 8'7" (5.74m x 2.62m)

Currently used as a dressing room/ office, has potential to make into an ensuite, alternatively could be used as a occasional bedroom with window to rear and side elevations.

**Shower Room** - 6'6" x 4'11" (1.98m x 1.5m)

Enclosed shower cubicle with power shower connected. Close coupled WC and wash hand basin.

**WC** - 5' x 4' (1.52m x 1.22m)

Close coupled WC and wash hand basin. Window to rear elevation.

**Double Garage** - 21'4" x 18'6" (6.5m x 5.64m)

A detached double garage with twin up and over vehicle entrance doors, power and light connected. Development

potential considered, subject to gaining the necessary consents.

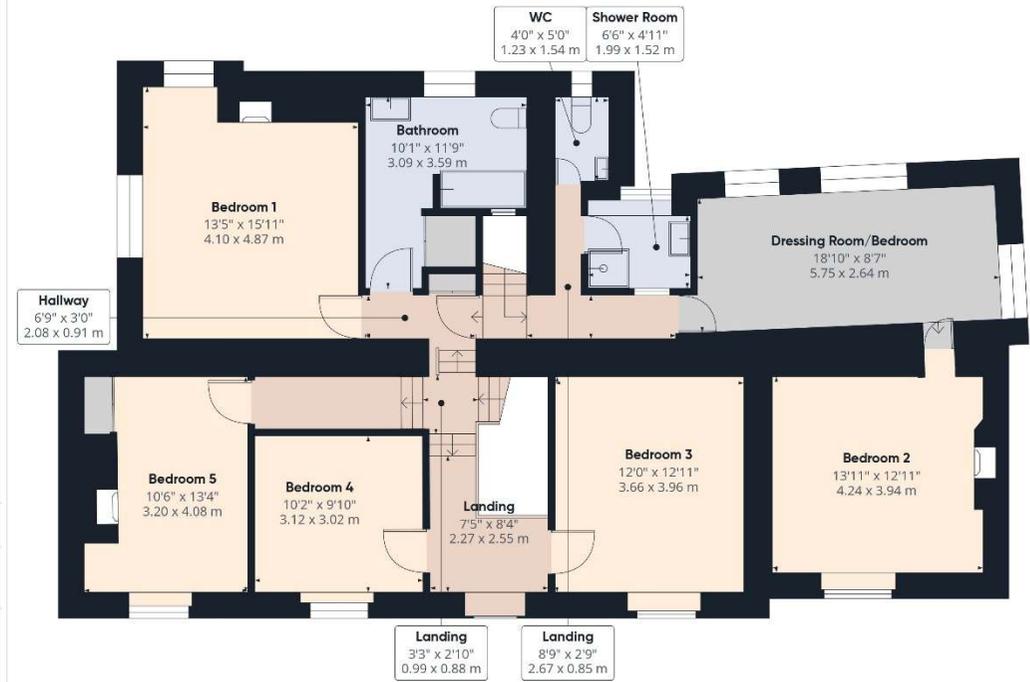
**Outside** - The property has off road parking approached via twin timber gates. The gardens are of a generous size with a patio adjoining the rear of the property and wrapping around to the side with a feature well. The rear gardens are predominantly laid to lawn and enjoy an array of trees shrubs and mature planting. A timber decked area provides an ideal spot for alfresco dining.

**Services** - Mains water and electricity. Oil fired central heating. Newly installed private drainage.

**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.







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.

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

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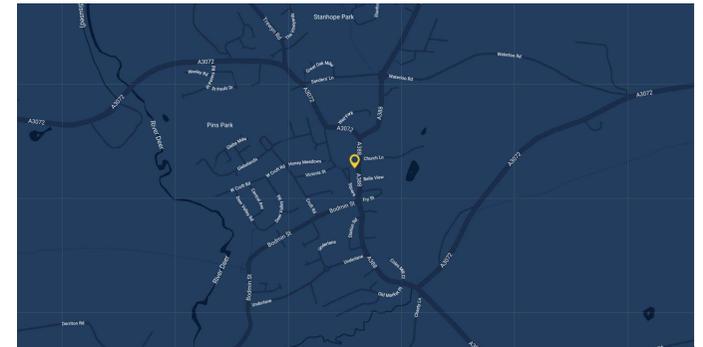
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Please do not hesitate to contact  
the team at Bond Oxborough  
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