



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Three Oaks  
Tetcott  
Holsworthy  
Devon  
EX22 6RA

**Asking Price: £650,000 Freehold**



Changing Lifestyles

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[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

# Three Oaks, Tetcott, Holsworthy, Devon, EX22 6RA



- 3 BEDROOM
- 1 ENSUITE
- DETACHED HOUSE
- LANDSCAPED GARDENS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- 4200 SQ FT GARAGE/ WORKSHOP
- SUBJECT TO AN OCCUPANCY RESTRICTION
- BACKING ONTO 75 ACRES OF WOODLAND
- IDYLIC VIEWS
- EPC: E
- Council Tax Band: E



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## Overview

Set within an idyllic and unspoilt rural setting, forming part of the private country estate of Tetcott Manor, this exceptional detached family residence was thoughtfully constructed by the current owners in 1990. The property enjoys far-reaching countryside views and benefits from a picturesque backdrop, backing directly onto approximately 75 acres of woodland known as Moortown Plantation.

The home offers immaculately presented and well-proportioned accommodation throughout, comprising three generous double bedrooms, including a principal suite with en-suite facilities. The ground floor features a spacious open-plan living area, complemented by a charming sunroom to the front elevation, and a well-appointed kitchen/dining room with adjoining utility/boot room and cloakroom. To the first floor, a family bathroom and separate shower room complete the internal accommodation.

A substantial garage/workshop extends to approximately 2,400 sq ft and benefits from B2 commercial use classification. Formerly operating as a successful vehicle repair garage and MOT testing centre, the premises are fully equipped with power, heating, insulation, and extensive parking, set within a generous surrounding yard. Please note, the garage is subject to an occupancy restriction tying its use to Three Oaks, requiring prospective purchasers to derive an income from the premises; it cannot be sold separately or redeveloped.

The total plot extends to approximately 0.56 acres and comprises beautifully landscaped gardens, a newly created patio/terrace ideal for outdoor entertaining, and ample off-road parking. A domestic garage with integral access further enhances the practicality of this outstanding property.

## Location

Located within the sought after Tetcott Estate, which is a 4,500 acre agricultural estate located near Holsworthy in Devon consisting mainly of let farms, cottages, woodlands and sporting interests. Many of the properties and associated buildings are traditional vernacular construction with a number being listed by English Heritage. Additionally, there are a range of modern agricultural buildings associated with the farming enterprises. The village has a picturesque little church. Holsworthy is ten minutes away by car, where you will find a wide range of shops including a Waitrose store and a smaller Co-op store. Holsworthy has an historic town Square, Indoor heated Swimming Pool, Sports Hall, Medical Centre, two Dentist's, Primary and Secondary Schools. There are also excellent primary schools in nearby villages of Clawton and St Giles on the Heath. The award-winning coastal town of Bude with its lovely beaches can be found just twenty minutes away by car.

**Services** - Mains electricity, and water. Private drainage systems for the house and the garage. Three phase electric supply to the garage. Oil fired central heating. Oil fired range supplies domestic hot water.

**The Garage** - The garage was built prior to the house in 1982 by the current owners, and was run as a successful business until retirement in 2023. Some of the items and fixture pictured may be removed.

**Agents Notes** - 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.

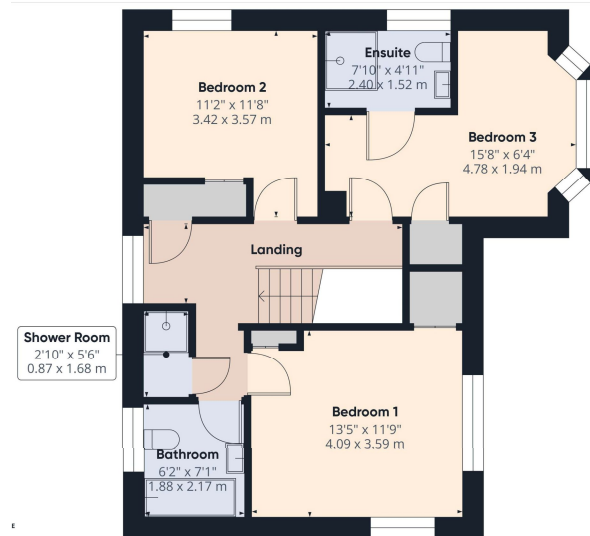
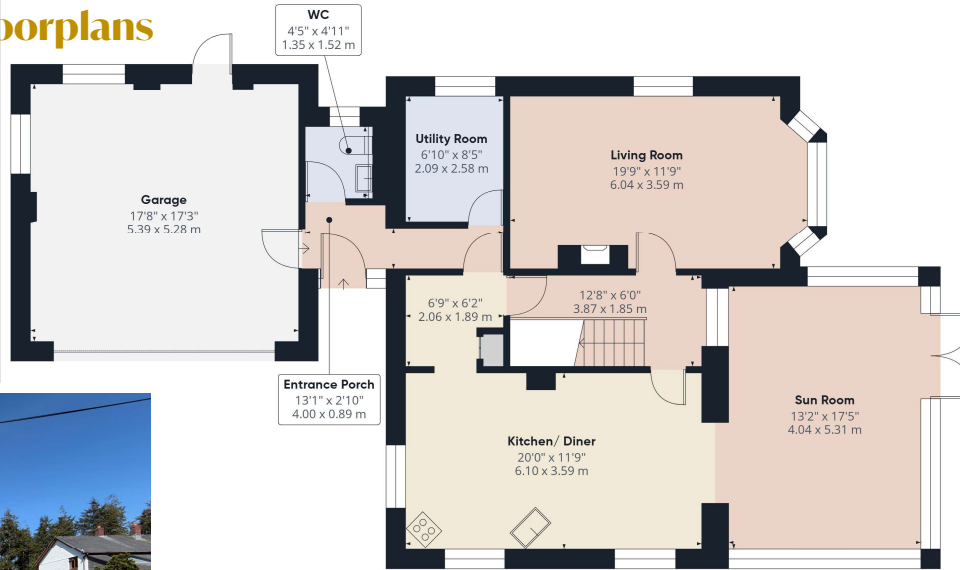
## Directions

From Holsworthy proceed on the A388 Launceston road, passing through the village of Clawton, continue for approximately 1/2 mile, turning right at Kennacott Cross, signposted Tetcott, follow this road for approximately 1 mile, whereupon the property will be found on the right hand side.





**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.

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.