

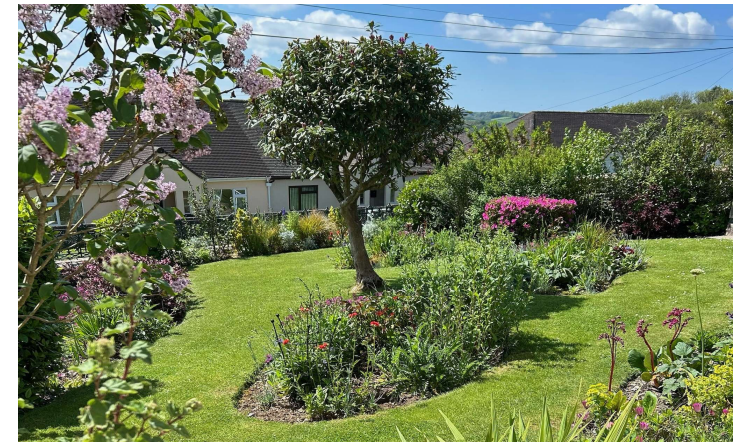


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Meadow View  
Tetcott  
Holsworthy  
Devon  
EX22 6QS

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

## Meadow View, Tetcott, Holsworthy, Devon, EX22 6QS



- BEAUTIFULLY PRESENTED THROUGHOUT
  - DETACHED 2 BEDROOM BUNGALOW
- IMMACULATE FRONT AND REAR GARDENS
  - DETACHED GARAGE AND OFF-ROAD PARKING
- STUNNING FAR-REACHING COUNTRYSIDE VIEWS
- UNDERFLOOR HEATING IN KITCHEN AND BATHROOM
- IDYLIC RURAL SETTING



Tetcott is a picturesque rural parish nestled in the rolling North Devon countryside, close to the Cornwall border and just a short drive from the thriving market town of Holsworthy. Surrounded by unspoilt farmland, winding country lanes and scenic river valleys, the area offers an idyllic lifestyle suited to those seeking peace, space and a strong sense of community.

Holsworthy provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, schools, healthcare facilities and a traditional weekly pannier market. The nearby towns of Bude and Launceston further extend shopping, dining and leisure opportunities, while the stunning North Cornwall coastline, renowned for its sandy beaches and dramatic cliffs, is within easy reach.



The surrounding area is particularly popular with walkers, cyclists and equestrian enthusiasts, with numerous countryside trails and bridleways nearby. Excellent road links via the A388 and A3072 connect the area to the wider region, making Tetcott an attractive balance of rural tranquillity and practical accessibility.

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**Meadow View is an immaculately presented bungalow enjoying breath-taking far-reaching countryside views, nestled within a peaceful rural setting. Having undergone an extensive programme of improvements by the current owners, the property is beautifully finished throughout and offers a wonderful blend of comfort, style, and practicality.**

**Upon entering, you are welcomed into a spacious entrance hallway providing access to all principal rooms. Positioned to the front elevation, Bedroom One is flooded with natural light and perfectly frames the stunning panoramic countryside views. The generous living room has been thoughtfully extended to create a superb open-plan living and dining space, with bi-folding internal doors to allow for a cosy and versatile atmosphere when desired. Bedroom Two is situated to the rear of the property and is another well-proportioned double bedroom.**

**The stylish family bathroom is fitted with a modern suite comprising a panelled whirlpool spa bath with shower over, semi pedestal wash hand basin, and low-level W.C. Completing the internal accommodation is a beautifully appointed, high quality kitchen featuring granite work surfaces and solid wood doors with an integrated oven, gas hob with extractor over, and ample storage and preparation space. Both the kitchen and bathroom further benefit from the added luxury of underfloor heating.**

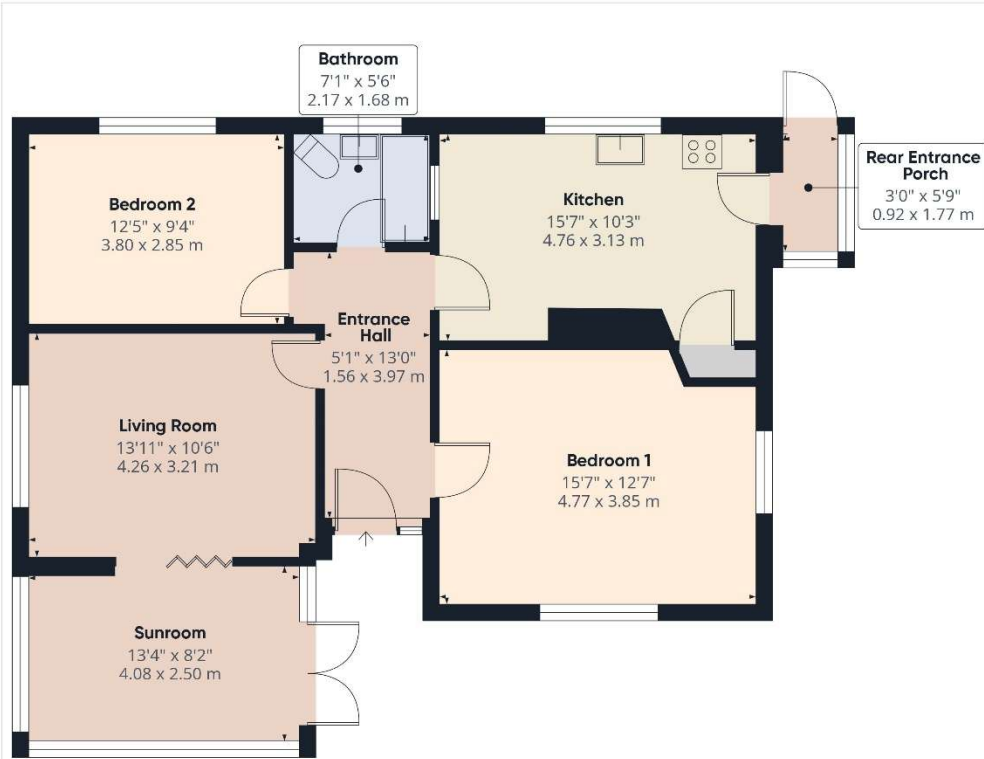
**Externally, Meadow View truly comes into its own. The front garden is immaculately maintained, mainly laid to lawn and complemented by a delightful array of carefully tended wildflowers, all perfectly positioned to make the most of the rolling countryside backdrop and exceptional kerb appeal. To the rear, is two paved patios providing ideal settings for al fresco dining and entertaining, with direct access from the rear porch enhancing the seamless indoor-outdoor lifestyle on offer. A charming secluded walled garden with a water feature adds further character, while a discreetly positioned garden shed provides additional practicality.**

**The property is further enhanced by a detached garage complete with power, lighting, and a double-glazed window, offering excellent potential as a workshop, hobby room, or additional storage space. Off-road parking for multiple vehicles completes this superb home.**

**Early viewing is highly recommended to fully appreciate the idyllic setting, exceptional presentation, and versatile accommodation this outstanding bungalow has to offer.**



# Meadow View, Tetcott, Holsworthy, Devon, EX22 6QS



**Agent 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.

**Services** - Mains water, electricity and drainage. Oil fired central heating. Electric underfloor heating in kitchen and bathroom.

**Council Tax Band** - The Council Tax Band for the property is currently an 'C' (please note this council band may be subject to reassessment).

**EPC Rating** - The EPC rating is TBC.

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.

## Directions

**From the Square in Holsworthy**, proceed along south towards Launceston on the A388. After approximately 3.8 miles having gone through the village of Clawton turn right signposted 'Tetcott'. Follow this road for approximately 1.7 miles and then take a right hand turn. After roughly 150 metres you will find Meadow View on the right hand side.

**From Launceston**, proceed North on the A388 for approximately 6.9 miles passing through the Village of St Giles on the Heath, proceed through Chapmans Well, then turn left at Peak Moor Cross by the layby, follow this road for approximately 2 miles, upon entering the Village of Tetcott turn left signposted North Tamerton, whereupon the property will be found set up on the right hand side.

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