



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Derricott  
Derriton  
Holsworthy  
Devon  
EX22 6JX

**Asking Price: £695,000 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)**

Derricott, Derriton, Holsworthy, Devon, EX22 6JX



- 4 BEDROOMS
- 2 ENSUITE
- SPACIOUS FAMILY HOME
- POTENTIAL FOR MULTI GENERATIONAL LIVING
- CHARACTERFUL RESIDENCE
- SOUGHT AFTER EDGE OF TOWN LOCATION
- LARGE GARDENS AND A Paddock
- A RANGE OF OUTBUILDINGS
- DEVELOPMENT POTENTIAL CONSIDERED
- SUPERBLY PRESENTED THROUGHOUT
- EPC: E
- Council Tax Band: E



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## Overview :

An exceptional detached former farmhouse, beautifully presented and sympathetically modernised, set within approximately 0.89 acres of mature grounds in the peaceful rural hamlet of Derriton, just a short distance from the sought-after Devon market town of Holsworthy. Combining period charm with contemporary comfort, this impressive residence is understood to have originally been built as a farmstead for the former Tetcott Estate during the late 17th century and is believed to have, at one stage in its history, comprised two separate cottages. Today, the property retains a wealth of original character features whilst offering versatile and spacious accommodation ideally suited to modern family living. Importantly, the property is not listed.

The accommodation briefly comprises an inviting entrance hall with cloakroom, leading to a magnificent family kitchen and dining room, thoughtfully designed as the heart of the home. With a recess for a range cooker, the space also offers ample room for dining and relaxation, centred around an attractive fireplace with a fitted wood-burning stove. A charming dining room/snug and inner lobby with staircase enhance the flexibility of the layout, creating an ideal arrangement for multi-generational living, guest accommodation or potential holiday letting, subject to any necessary consents.

Further accommodation includes an additional kitchen/utility room and a substantial triple-aspect sitting room with bifold doors and a fitted wood burner, enjoying wonderful natural light and garden views.

The first floor is accessed via two separate staircases. The Master suite features a generous bedroom with en-suite bathroom, whilst a second landing serves three further double bedrooms, including one with en-suite shower room, in addition to a stylish family bath and shower room. The property further benefits from predominantly double glazed windows and modern oil-fired central heating throughout.

Externally, the property is approached via a driveway providing extensive off-road parking. To the rear, the beautifully maintained west-facing gardens offer an excellent degree of privacy and seclusion, creating a superb setting for outdoor entertaining and family enjoyment. The area is currently arranged as a combination of formal gardens and a small paddock, with a range of useful outbuildings that include a large store shed, summerhouse and greenhouse. In addition, there is a substantial detached outbuilding, at present used as a games room/ garden room, which is accessed via its own gated driveway from the public lane. This building may offer exciting development potential, subject to the necessary planning permissions.

The land offers an excellent opportunity for those looking to grow their own produce, whilst equally appealing to those looking to enjoy a stunning, large garden.

A truly outstanding country home offering charm, versatility and lifestyle appeal in an enviable rural yet accessible setting.



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## Location

Derriton is a very small unspoilt hamlet comprising a handful of mainly detached, individual period residences in which it is fair to say properties only become rarely available. It is only 1 mile from the market town of Holsworthy that caters well for its inhabitants with a comprehensive range of local and national shops, including a Waitrose supermarket, together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst for those wishing to travel further afield, Okehampton, the 'gateway to Dartmoor' is some 20 miles distant and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles distant.

**Services** - Mains water and electric. Private drainage via a modern treatment plant. Oil fired central heating.

**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.

Please note the Hot tub is included within the sale. The current owners have not used it, and are not aware if it is in full working order/ in need of repair.

### **Outbuildings** - LARGE STORE SHED (9.18m x 4.74m)

Mature trees and hedge borders, provide a high degree of privacy and seclusion. The rear garden is westerly in orientation, thus offering a sunny aspect.

THE GROUNDS MEASURE 0.89 of an ACRE in total, and at the top of the plot, is a second gated driveway from the country lane, offering extensive off-road parking and leading to a:-

### LARGE OUTBUILDING (9.27m x 7.15m)

Plus adjoining carport. This building offers a multitude of uses and scope for conversion/improvement, subject to the necessary planning consents.

## Directions

From the centre of Holsworthy proceed along Fore Street in the Launceston direction and then take the right hand turning into Bodmin Street signed Pyworthy/North Tamerton. After about 0.75 miles, at the bottom of the hill on the outskirts of Holsworthy, proceed over a small bridge and turn right signed Derriton. Proceed up the hill and the entrance to Derricott can be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.



## Changing Lifestyles

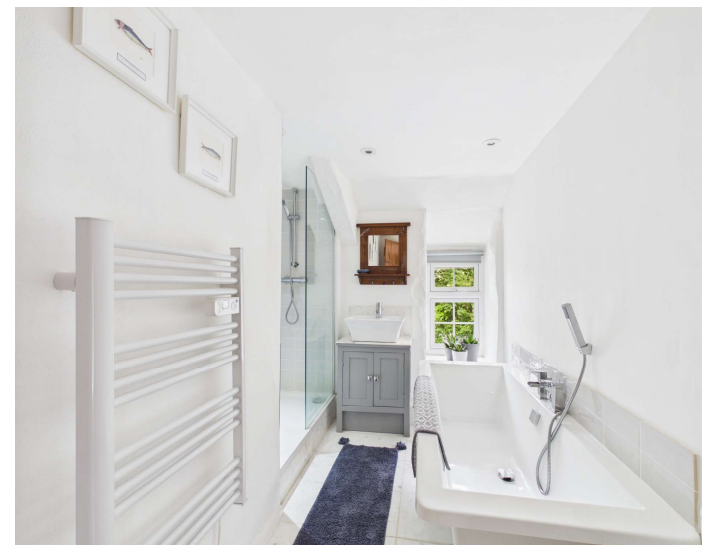
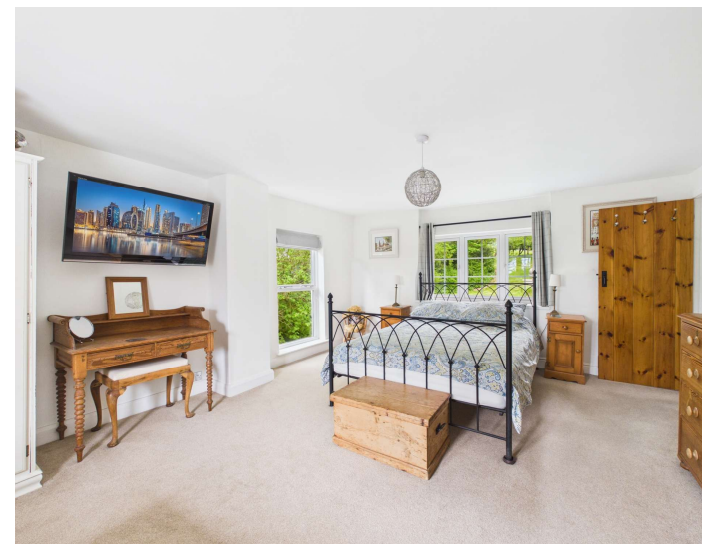


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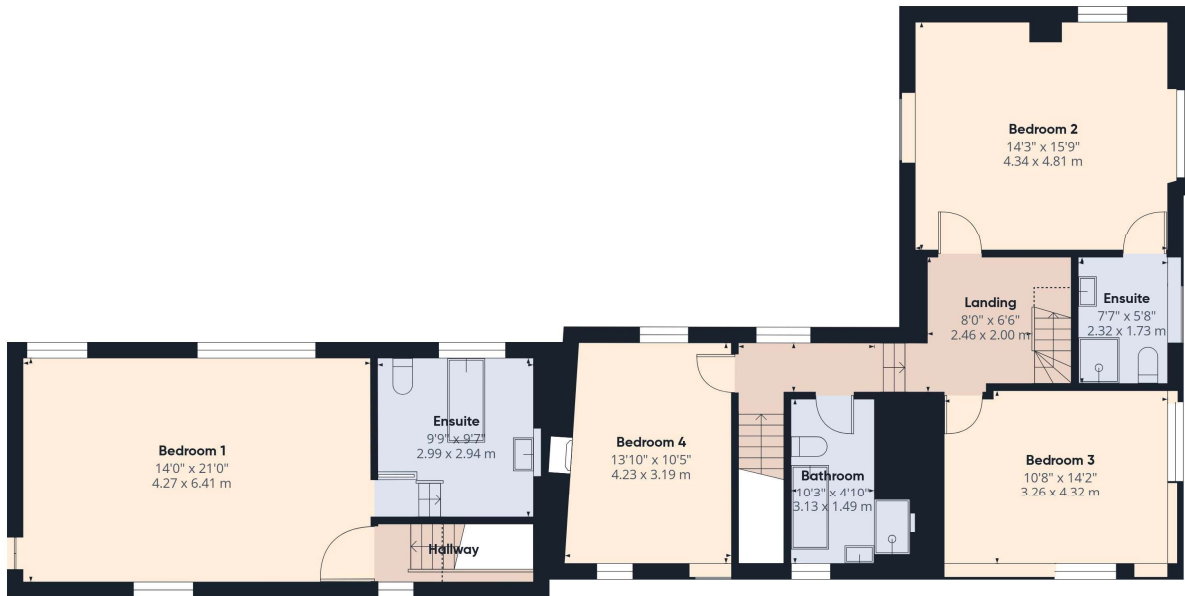
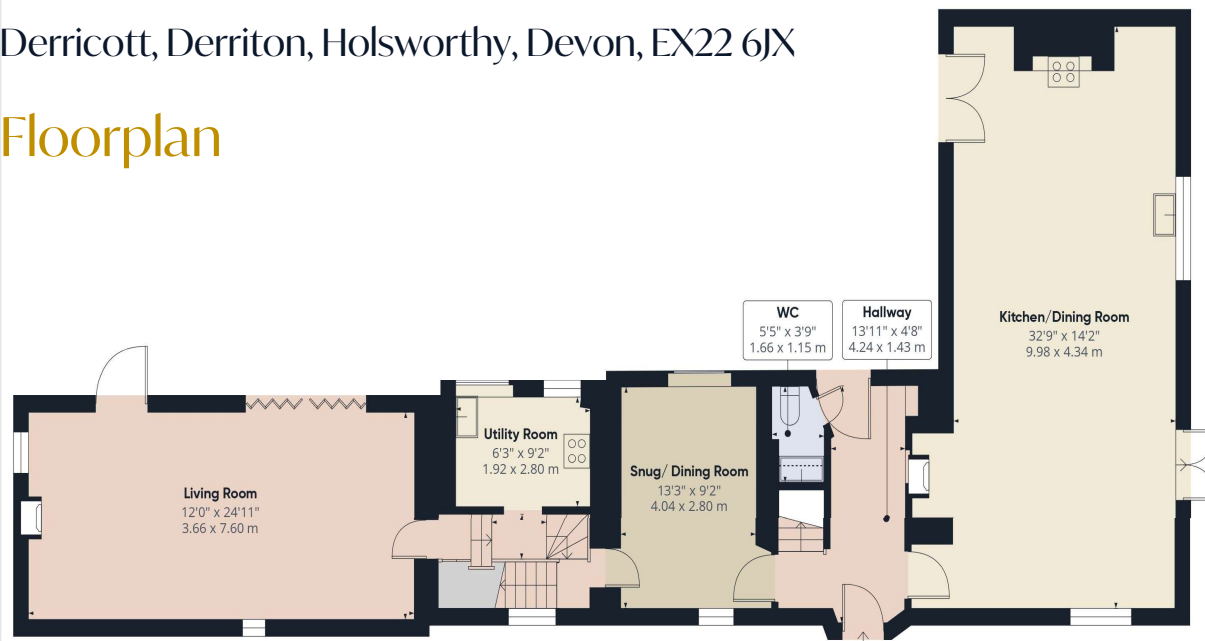


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## Floorplan



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.

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...

Albion House  
4 High Street  
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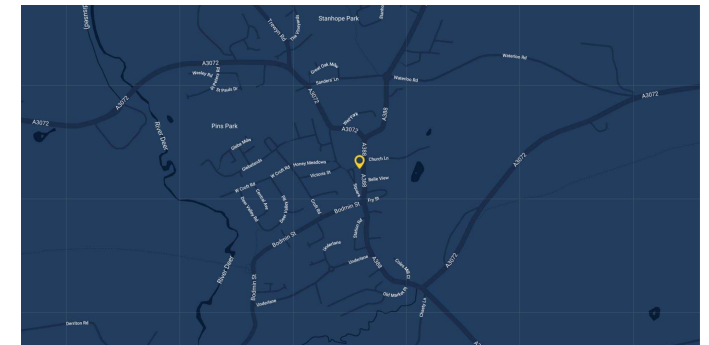
## Have a property to sell or let?

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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.

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the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
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