



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sundial Cottage  
Virworthy  
Sutcombe  
Holsworthy  
Devon  
EX22 7PQ

**Asking Price: £525,000 Freehold**



Changing Lifestyles

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- DETACHED CHARACTER COTTAGE
- 3 BEDROOM
- CONSERVATORY
- STUNNING KITCHEN/BREAKFAST ROOM EXTENSION
- GARAGE/WORKSHOP
- LOVELY GARDENS EXTENDING TO APPROX. 1.3 ACRES
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band:



## Overview

Set in an idyllic location with a plot extending to approximately 1.3 acres, this is an extremely rare opportunity in today's market. It comprises a detached, 3 bedroom plus conservatory, PVCu double glazed, oil fired centrally heated character cottage with a stunning kitchen/breakfast room extension. Benefiting from a garage/workshop, and store (possible conversion potential). The land is a nature lover's haven with log cabin/summer house. No onward chain. EPC=E.

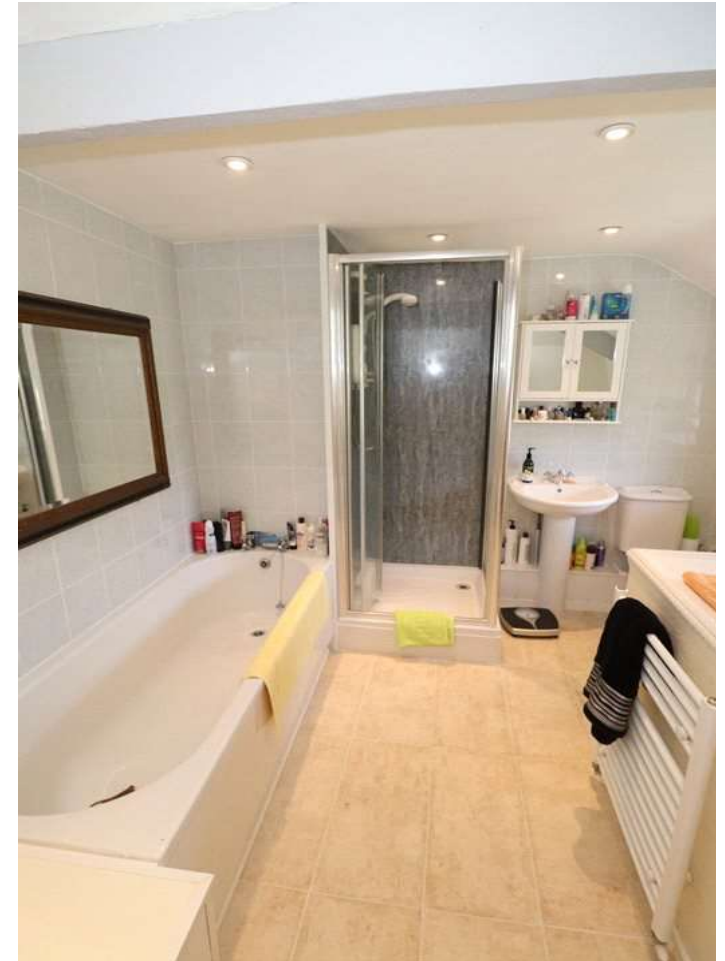
Having undergone considerable expenditure by the current vendors to include a brand new Kitchen/Breakfast Room Extension, new oil fired boiler and central heating system, new PVCu double glazing, lighting, garden landscaping, log cabin/summerhouse, brand new Conservatory and the cottage had a new roof in approximately 2010. Thought to be extremely versatile with possible business potential subject to the necessary consents. The accommodation briefly comprises: Entrance Porch, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, WC, First Floor Landing, 3 Bedrooms and a Bathroom.





## Location

Perfectly placed to enjoy a high degree of privacy, the cottage is about 5 miles from the bustling town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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 14 miles. Okehampton, Dartmoor National Park is some 25 miles and the market town of Bideford some 16 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 25 miles. Launceston, Cornwall's ancient capital, is some 18 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit. The very popular and friendly self-contained village of Bradworthy is about 2 miles distant and caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place. The surrounding countryside comprises rolling farmland, with the nearby Upper/Lower Tamar Lakes offering wonderful watersports facilities, and quality coarse fishing.



# Internal Description

**THE ACCOMMODATION COMPRISES (all measurements are approximate):** - Stable door with window to either side leading to:

**ENTRANCE PORCH** - Slate floor. Door to:

**SITTING ROOM/DINING ROOM** - 27' (8.23) x 17' (5.18) maximum measurements narrowing to: 10'11" (3.33) Fitted carpet. 2 PVCu double glazed windows. 3 radiators. TV point. "Yeoman" multi-fuel stove (not certificated) set on a slate hearth with stone surround, and lighting. Original clome oven opening with solid wood beam over. Open staircase rising to the First Floor. Exposed beams to ceiling. Wall lights. Feature alcove.

**CONSERVATORY** - 19'9" x 17'5" (6.02m x 5.3m) PVCu double glazed conservatory with French doors. Laminate wood flooring.

**UTILITY ROOM** - 6'2" x 5'10" (1.88m x 1.78m) Space and plumbing for washing machine with tumble dryer over. PVCu double glazed window. Cupboards housing the underfloor heating controls. Radiator.

**WC** - Low level WC. Pedestal wash hand basin. Opaque PVCu double glazed window.

**KITCHEN/BREAKFAST ROOM** - This stunning addition to the cottage measures 19'9" x 17'5" (6.02m x 5.3m) it

comprises ceramic tiled floor with underfloor heating. A central island with solid wood work tops incorporating a Breakfast Bar and wine racks. Further wall and base units with inset ceramic sink. Ceramic hob with oven below and "Hoover" illuminated extractor hood. Glass display cabinets. American fridge freezer. 4 "Velux" roof lights. LED down lighters. Window to side. Oak door to side. Smoke detector. Integrated dishwasher. Stunning bi-fold doors with concealed blinds which run the full length of the kitchen and create a wonderful aspect on to the rear garden.

**FIRST FLOOR LANDING** - Fitted carpet extending to stairs. Spotlights. Loft access.

**BEDROOM 1** - 13'7" x 11'1" (max) (4.14m x 3.38m (max)) Fitted carpet. PVCu double glazed window. Exposed beams. Spotlights. Radiator.

**BEDROOM 2** - 13'3" x 8'11" (4.04m x 2.72m) Fitted carpet. PVCu double glazed window. Radiator. Exposed beams. Spotlights.

**BEDROOM 3** - 13'7" x 6'10" (4.14m x 2.08m) Fitted carpet. PVCu double glazed window. Radiator. Built-in storage cupboard. Exposed beam. Telephone point. Spotlights.

**BATHROOM** - Good sized bathroom comprising ceramic tiled floor. Bath with tiled surround. Corner shower cubicle with bi-fold doors and aqua boarding to walls with electric "Mira" shower. Low level WC. Pedestal wash hand basin. Opaque PVCu double glazed window. Heated towel rail. Exposed beam. Shelf incorporated from the stair height.

## OUTSIDE

**GARAGE** - 17'6" x 11'10" (5.33m x 3.6m) Light and power connected. Up and over door. Parking area directly to the front suitable for a small car/trailer etc.

**WORKSHOP/STORE** - 15'8" x 11'11" (4.78m x 3.63m) Stone built with corrugated iron roof. Light connected.

**LOG STORE** - 10'10" x 7'8" (3.3m x 2.34m) Connected to the Workshop and being stone built with corrugated iron roof. Light and power connected.

The property is approached over a gravel drive whereby there is parking for approximately 3 vehicles. Oil storage tank. A gravel path runs to the front and rear of the cottage with an external "Worcester" combi-boiler. The property is hedged at the front giving a good degree of privacy. From the Kitchen/Breakfast Room bi-fold doors open onto a paved patio area making a wonderful seating area ideal for alfresco dining, this opens onto the lawn with its pretty well stocked bank, from here a grass path runs along the top of the land opening into an expanse of lawn.

Herb gardens. CABIN/SUMMERHOUSE with twin timber doors and windows with wood burning stove. The rest of the land comprises woodland with numerous meandering paths and steps including abundance of trees: fruit trees, cherry blossom, and camellias etc. A vehicle pull-in with gate leads to a very useful further hardstanding/parking area. There is a naturally fed pond with island. The woodland is array with lots of little features including waterfalls, bridges and further pond areas. Bordered by a stream and an ideal haven for those who enjoy the outdoors and the wild life that thrives in such a beautiful idyllic location as this. Very quiet spot but conveniently located not far from the nearest village of Bradworthy with all its amenities, or a short drive in the opposite direction will bring you to the market town of Holsworthy. Must be viewed to be appreciated!

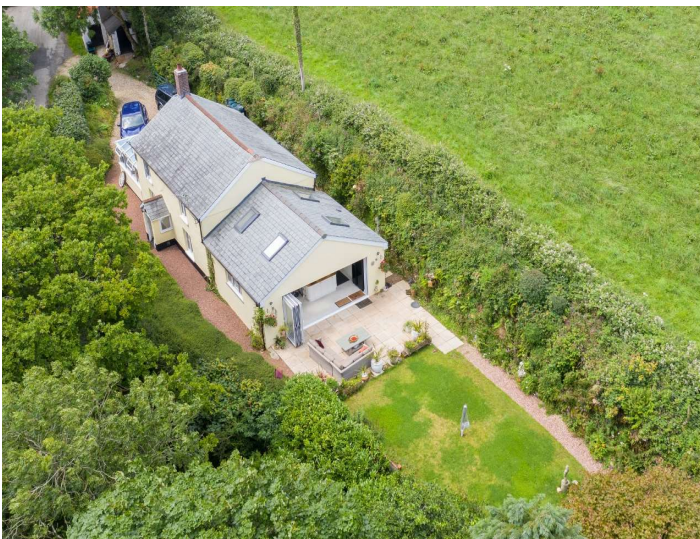
**SERVICES** - Mains water and electricity. Private drainage (cesspit).

**COUNCIL BAND** - Band 'D' (please note this council band may be subject to change).

**EPC RATING** - Rating E



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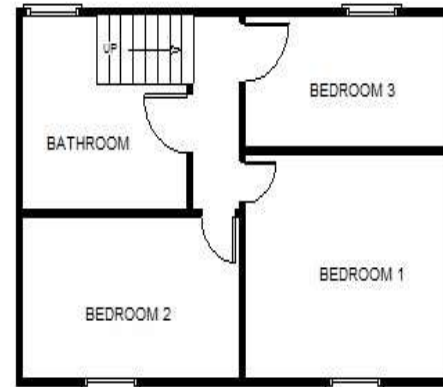


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# Floorplan



LIVING AREA  
412 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite Bude Road Garage, turn right signed Bradworthy. Follow this road for about 4 miles and upon reaching Soldon Cross, turn left towards Kilkhampton/Lower Tamar Lake and the cottage will be found along this road on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

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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