

Lower Orchard  
Upcott  
Cookbury  
Holsworthy  
Devon  
EX22 6NT

**Guide Price: £395,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

Lower Orchard, Upcott, Cookbury, Holsworthy, Devon, EX22 6NT



- DETACHED "LOCAL NEEDS" BUNGALOW
- 3 BEDROOMS (2 EN-SUITE)
- SUPERBLY PRESENTED
- VERSATILE 36FT OUTBUILDING
- LAWNED GARDENS
- QUIET UNSPOILT HAMLET LOCATION
- OIL FIRED CENTRALLY HEATED
- EPC: D
- Council Tax Band: D



If you are looking for an incredibly well built, spacious and well-presented bungalow and you comply with the "LOCAL NEEDS" criteria, then look no further! This detached residence features a double garage, oil fired central heating, 3 bedrooms (2 en-suite), "LOCAL NEEDS" bungalow. Highly versatile 36ft out building containing stables/workshop, & lawned gardens with pine deck. EPC=D



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## Situation

The unspoilt hamlet of Cookbury comprises a handful of quality residential properties centred around its ancient church. The Bustling market town of Holsworthy caters particularly well for the locality with a good range of national and local shops together with amenities including indoor heated swimming pool, sports hall, golf course, schools, library and park etc. Bude on the North Cornish Coast with its sandy surfing beaching and spectacular cliff sidewalks is some 16 miles whilst those wishing to travel further afield the cathedral city of Exeter with its intercity rail and motorway links is some 40 miles distant.

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road and upon reaching Anvil Corner turn left, and then right signposted Cookbury. Continue for approximately 0.7 miles into Upcott whereupon Lower Orchard will be found as the first bungalow on the left-hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.



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# Internal Description

**THE ACCOMMODATION COMPRISES (all measurements are approximate):-** - The bungalow enjoys a most pleasant south facing aspect, and is nicely set back from a quiet parish road. The attractive exterior elevations comprise exposed stone work and painted smooth render, perfectly complemented by "Golden Oak" PVCu double glazing with matching roof trim. The accommodation is presented to the very highest order and briefly comprises: Spacious Entrance Hall, Double Aspect Lounge, Open Plan Kitchen/Dining Room, Study, En-Suite Master Bedroom, 2 Further Bedrooms, Family Bathroom, and Rear Utility Hall with Cloakroom. The property was built under a Section 106 (19th April 2001) planning agreement granted by Torridge District Council (01237 428700) with approval only to be given to applicants who satisfy the local requirement that is evidence of a minimum continuous residence by an applicant of 5 years in the Parish immediately prior to the application being made; orb) residence by an applicant in the Parish for 5 years within the previous 10 years of the application being made; or c) where one or both parents or guardians of an applicant have resided in the Parish for a minimum period of 10 years prior to the application being made; ord) where an applicant has had continuous employment in the Parish for the past 5 years prior to the application being made and the local requirement shall include that applications can be considered from applicants in connection with employer promoted key worker schemes PROVIDED THAT in the event of there being more applicants than homes available allocation be made on the basis of length of residence in the Parish or on the period of employment in the Parish.6) If no applicant meeting the local requirement wishes to occupy the home within a period of 6 months from the date that the home

becomes available for occupancy then (subject to the application of the local requirement to the new Parish) the Council may permit an applicant from any Parish within the District of Torridge to occupy the home and should there still be no suitable applicant after.

**OPEN FRONTED ENTRANCE PORCH** - Door to:

**ENTRANCE HALL** - Radiator. Telephone point. Access to partly boarded roof space with light, and loft ladder. Built-in shelved airing cupboard with radiator. Glazed door with bevelled panes leading to:

**LOUNGE** - 16'4" (4.98) x 13'2" (4.01) plus 6'7" (2.01) x 2'9" (0.84) bay window.

A good-sized light and airy, double aspect reception room with a large bay window to the south facing front elevation, and French doors to the side. Radiator. "Living Flame" electric fire with illuminated ornament alcove above. Telephone point. TV point. Fitted Carpet.

**KITCHEN/DINING ROOM** - 18' x 12'10" max. (5.49m x 3.9m max.)

Triple aspect windows. Radiator. The Kitchen and Dining areas are partly divided but have a nice open plan ambience, and include a full height illuminated alcove to one side. In the Kitchen there are roll-edge worksurfaces incorporating a Breakfast Bar. Limed "beech" matching base and wall units including a glazed display cabinet. Multi-function LPG/electric "Rangemaster Leisure" Range with illuminated extractor canopy. Complementary tiled splash backing. Integral dishwasher. 1½ bowl inset "Asterite" sink. Integral fridge.

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**REAR UTILITY HALL** - Window to front, and door to side opening onto the raised pine deck. Radiator. Cloaks recess. "Grant" oil fired combi boiler. Roll-edge worksurface with "Armitage Shanks" Belfast sink. Storage cupboards. Plumbing for washing machine. Space for fridge/freezer. Built-in shelved larder. Built-in cloaks cupboard.

**CLOAKROOM** - With low level WC. Radiator.

**STUDY** - Telephone point.

**MASTER BEDROOM** - 14'4" x 10'7" (4.37m x 3.23m)  
Window to rear. Radiator. Telephone point. TV point.

**EN-SUITE SHOWER** - Window to rear. Multi-rung radiator/towel rail. 2-piece suite. Glazed shower cubicle with a stainless steel "Mira" shower unit with aqua boarding to walls and tiling to half wall height. Shaver socket. Extractor Fan.

**BEDROOM 2** - 12'4" x 9'8" (3.76m x 2.95m)  
Window to rear. Radiator. TV point. Tiled shower cubicle with a "Mira" unit. White wash hand basin.

**BEDROOM 3** - 10'11" x 9'7" (3.33m x 2.92m)  
Window to rear. Radiator. TV point.

**FAMILY BATHROOM** - Window to rear. Radiator. 3-piece suite. Tiled splash backing. Shaver Socker. Extractor Fan.

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**OUTSIDE** - Set well back from the very quiet parish road, the bungalow enjoys a very pleasant south facing aspect to the front elevation. There is an "in-out" gravel/concrete gated drive with a quality built dry stone wall running between the gates. Front lawn with shrubs. Paved paths along the front of the bungalow. The gardens continue to the rear and side of the bungalow, and are currently laid to lawn. At the eastern side is a very pleasant raised pine deck perfect for entertaining/alfresco dining, with adjacent leylandiis and timber arch leading to the side lawn with flower beds.

**OUTBUILDING** - Overall 36' (10.97) x 16'10" (5.13)  
Highly versatile and very useful well-maintained outbuilding with outside lighting and currently divided into 2 to give a:

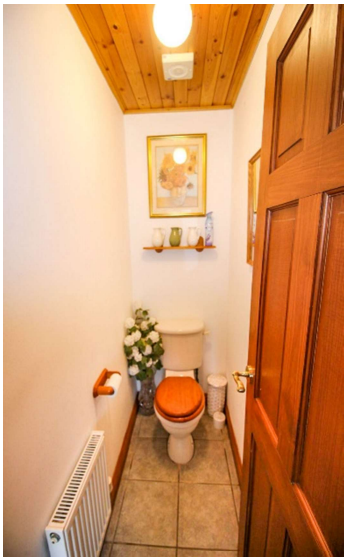
**GARAGE/WORKSHOP** - About 24' x 16'10" (About 7.32m x 5.13m)  
Electric roller door (installed in March 2023). Concrete floor. Light, power, and water connected. 13' 5 height to the apex. Oil Tank.

**ADJOINING STABLE** - About 16'10" x 12' (About 5.13m x 3.66m)  
Stable door to front. Concrete floor.

**SERVICES** - Mains water and electricity. Shared private drainage with 2 other properties, and maintained on an equal 3-way split.

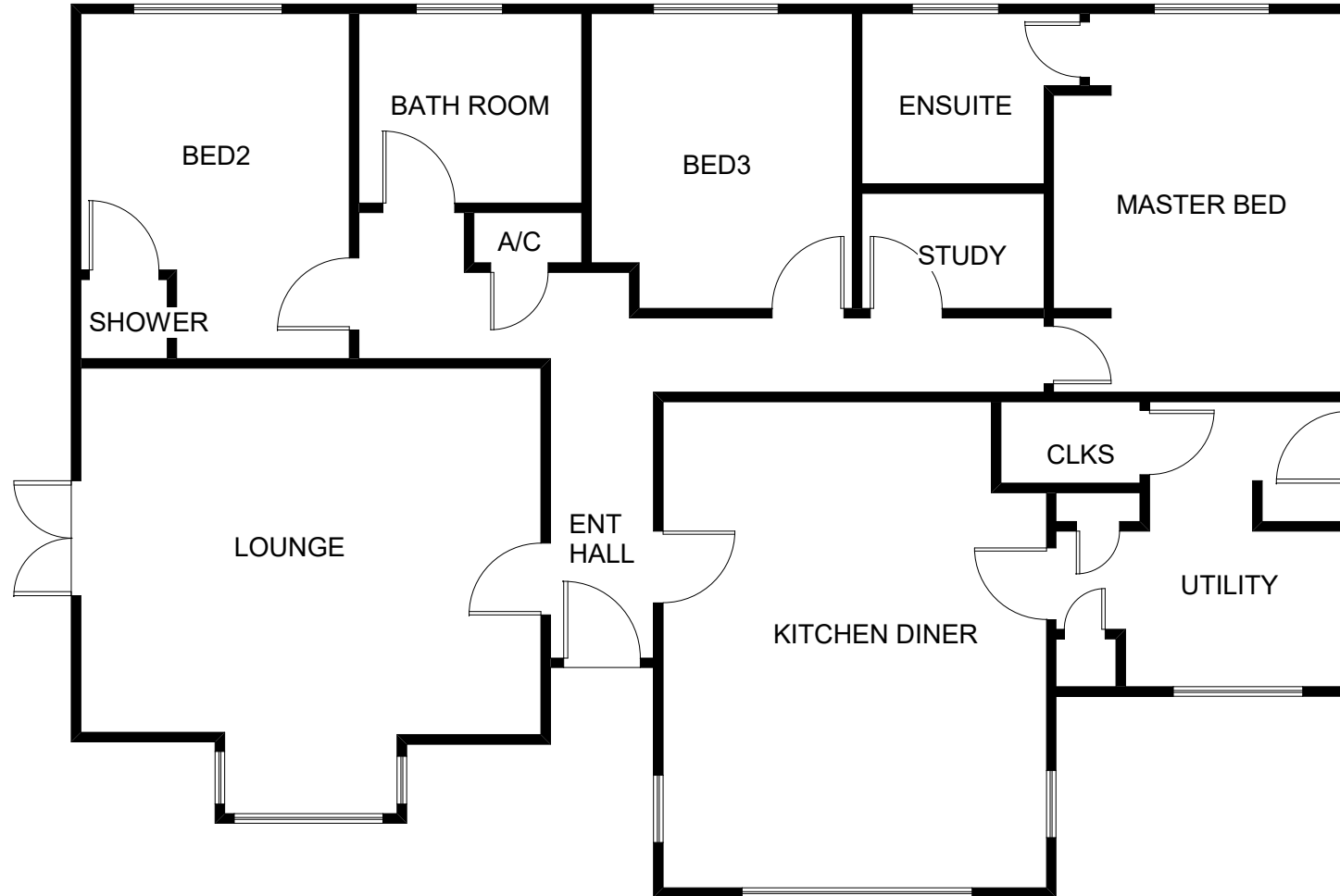
**COUNCIL BAND** - Band 'D' (please note this council band may be subject to reassessment).

**Outside** Set well back from the very quiet parish road, the bungalow enjoys a very pleasant south facing aspect to the front elevation. There is an "in-out" gravel/concrete gated drive with a quality built dry stone wall running between the gates. Front lawn with shrubs. Paved paths along the front of the bungalow. The gardens continue to the rear and side of the bungalow, and are currently laid to lawn with landscaping potential. At the eastern side is a very pleasant raised pine deck perfect for entertaining/alfresco dining, with adjacent leylandiis and timber arch leading to the side lawn.



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

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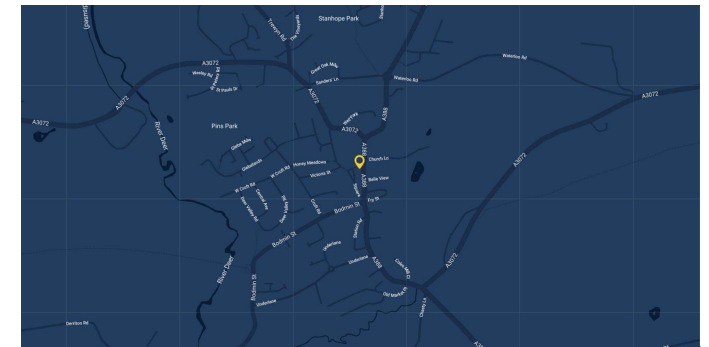
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mortgage advice.



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