



Bond
Oxborough
Phillips

Changing Lifestyles

Coles Mill Meadow
Holsworthy
Devon
EX22 6LX

Guide Price: £725,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Coles Mill Meadow, Holsworthy, Devon, EX22 6LX



- IMMACULATELY PRESENTED
- DETACHED BARN CONVERSION
- 2 BEDROOMS
- PRIVATE DRIVE
- AMPLE OFF ROAD PARKING
- LANDSCAPED GARDENS
- APPROXIMATELY 11 ACRES OF GOOD GRAZING LAND
- RANGE OF OUTBUILDINGS
- PRODUCTIVE ORCHARD
- STREAM ACCESS
- EDGE OF TOWN LOCATION
- GOOD LINKS TO A30/ NORTH CORNISH COASTLINE



If you're looking for an immaculately presented 2 bed barn conversion, nestled within its own grounds extending to approximately 11 acres of well tended, landscaped gardens and gently sloping grazing paddocks with a variety of outbuildings and sweeping private lane, then look no further. Coles Mill Meadow is the property for you. Coles Mill Meadow offers complete privacy whilst being on the edge of the bustling market town of Holsworthy and its amenities, with great links to Okehampton/A30 and the North Devon Coastline.



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Situation

Coles Mill Meadow is situated on the edge of the bustling market 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 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle.

Directions

From the centre of Holsworthy proceed along Fore Street into Chapel Street, proceeding down the hill towards Launceston. At the bottom of the hill turn left onto the A3072 signposted Hatherleigh. Take the next right hand turn and Coles Mill Meadow can be found at the end of the private lane. A Bond Oxborough Phillips 'For Sale' notice will be on displayed at the entrance of the lane.



Internal Description

Kitchen - 12'2" x 7'9" (3.7m x 2.36m)

Fitted with matching wall and base mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer taps, electric oven and 4 ring hob with extractor over. Space for under counter fridge, freezer and washing machine. Room for a small table and chairs. Window to side and rear elevation.

Living/Dining Room - 26'7" x 12'1" (8.1m x 3.68m)

A bright and airy reception room with windows to front, side and rear elevation. Feature fireplace housing electric fire with ample room for sitting room suite and dining room table and chairs. Access to useful storage cupboard and stairs leading to first floor landing.

First Floor Landing - Velux window.

Bedroom 1 - 10'3" x 12'1" (3.12m x 3.68m)

Double bedroom with window to side elevation, enjoying countryside views.

Bedroom 2 - 12'1" x 7'1" (3.68m x 2.16m)

Window to side elevation, enjoying far reaching countryside views.

Bathroom - 8'5" x 4'11" (2.57m x 1.5m)

A 3 piece suite comprising shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and

low flush WC. Heated towel rail and useful storage cupboard. Velux window.

Outside - The property is approached via its own private lane that leads to a large gravelled off road parking area and provides access to the front entrance door and outbuilding. The rear garden is principally laid to lawn and has been planted with a variety of mature shrubs. The rear garden is bordered by mature Devon hedges and stock proof fencing.

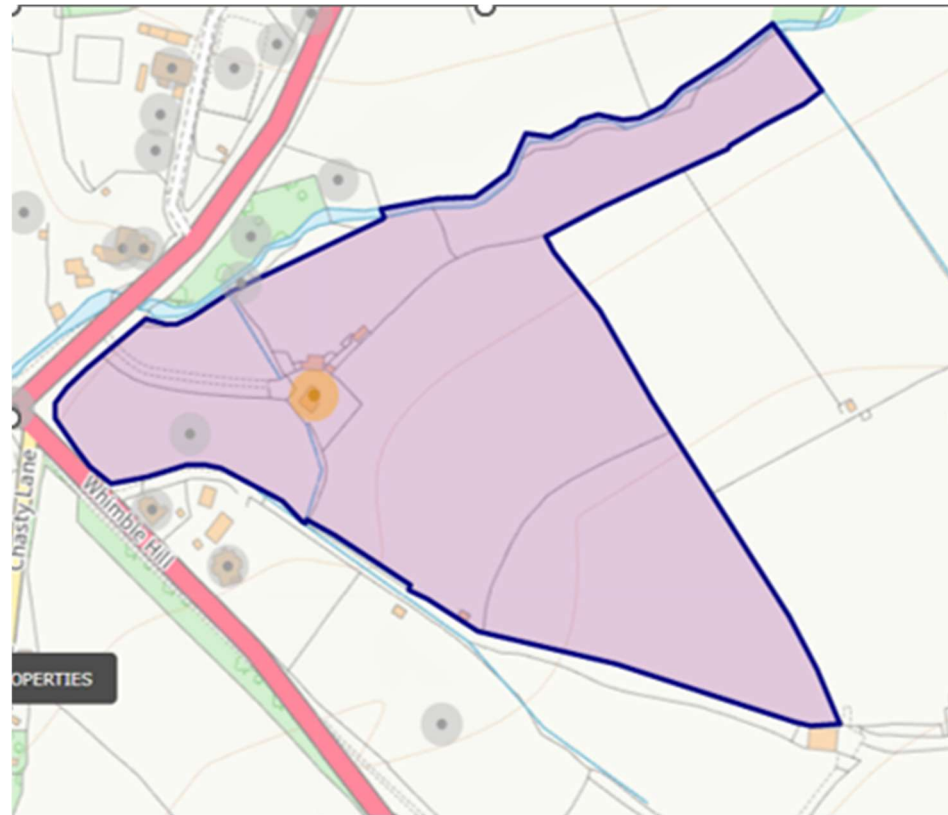
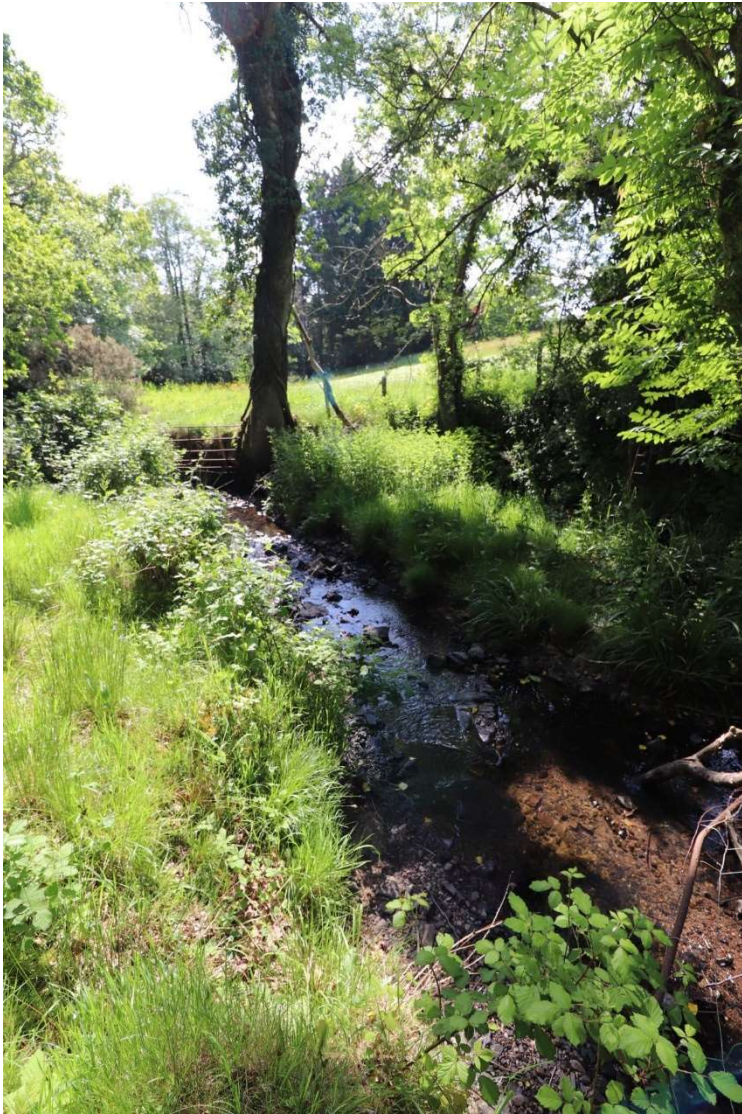
The land - The land offered at Coles Mill Close wraps round the property and extends to approximately 11 acres in total. The land consists of landscaped gardens, orchard and 5 gently sloping grazing paddocks with a lovely stream that runs along the Northern Boundary. As you enter the lane to the property, to the left hand side is a productive orchard which has been planted with varieties of Apples, Pear and Plum trees. To the right of the lane is a paddock that is bordered with Devon Hedges and stock proof fencing. Gates led from the private lane to the gravelled parking area and gives access to the landscaped garden, 2 paddocks of good grazing land which are bordered by Devon hedge and mature trees. The 2 paddocks provide further access to 2 more paddocks of gently sloping grazing land, these are bordered by mature trees and Devon hedges.

Outbuildings - Within the grounds of Coles Mill Meadow there are a variety of outbuildings that have previously been used for the keeping of livestock, poultry and storage. The main outbuilding (separated into 2 sections - 13'00" x 8'06" & 19'08" x 8'06") is brick built with a concrete floor and tin roof, with a timber lean to added to the rear giving access to the adjoining paddock. This shed would be ideal for those wanting to keep horses/livestock or equally appealing as a workshop/store. Within the paddock there are a variety of other timber outbuildings with concrete bases and tin roofs. One being an open sided field shelter, providing shelter for animals or rain cover for machinery, a chicken coop and further timber shed for housing livestock.

Services - Mains water and electric. Private drainage via a "Vortex" treatment plant and oil fired central heating.

EPC Rating - EPC rating "C".





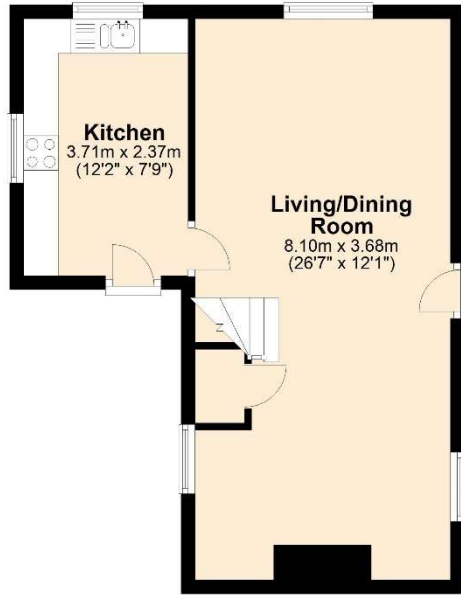


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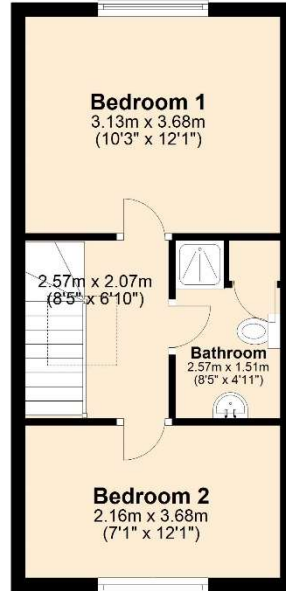
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.0 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.



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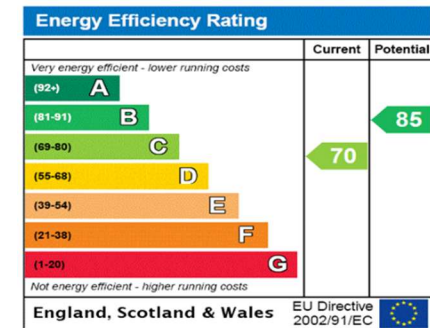
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