



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Autumn House  
Stanhope Gardens  
Holsworthy  
Devon  
EX22 6DZ

**Asking Price: £285,000 Freehold**



**Changing Lifestyles**

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

# Autumn House, Stanhope Gardens, Holsworthy, Devon, EX22 6DZ



- 3 Bedroom detached house
- Built in 2017
- Central location within this popular market town
- Stunning countryside views
- Air source heat pump
- Off road parking
- Enclosed gardens
- EPC: TBC
- Council Tax Band:



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

## Overview

**Situated in the heart of the popular market town of Holsworthy is this modern 3 bedroom detached house benefiting from stunning elevated countryside views. Landscaped garden and off road parking. The house was built in 2017 and has the benefit of an air source heat pump heating system. Ideally suited as family home or those looking for investment.**

## Location

**The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit.**

## Entrance Hall

**Kitchen/ Breakfast Room - 15'6" x 9'9" (4.72m x 2.97m)**

A fitted kitchen comprises a range of white high gloss base and wall mounted units with solid wood work surfaces over incorporating a stainless steel sink and a 4 ring ceramic hob with extractor system over. Built in oven, integrated fridge/

freezer and dishwasher. Window to front elevation and ample space for a dining room table and chairs.

**Utility Room - 9'9" x 4'5" (2.97m x 1.35m)**

Plumbing and recess for washing machine and tumble dryer, wall mounted cupboards. Window and door to rear elevation.

**WC - 4'5" x 2'10" (1.35m x 0.86m)**

Close coupled WC and wash hand basin.

**Living Room - 17'4" x 9'9" (5.28m x 2.97m)**

A light and airy dual aspect room with window to front and a French Glazed double doors opening onto the garden and enjoying fantastic views over the surrounding valley.

## First Floor

**Bedroom 1 - 12'2" x 11'6" (3.7m x 3.5m)**

A double bedroom with window to front elevation, with superb views over the surrounding countryside.

**Bedroom 2 - 12'2" x 11'4" (3.7m x 3.45m)**

A double bedroom with window to front elevation affording countryside views.

**Bedroom 3 - 7'10" x 6'5" (2.4m x 1.96m)**

A single bedroom with the best views in the house, looking over the Valley and the surrounding countryside.

**Bathroom - 7'2" x 6'5" (2.18m x 1.96m)**

A superbly presented suite comprises an enclosed panelled bath with a power shower over, close coupled WC and wash hand basin. Window to rear elevation.

**Outside** - The property benefits from a gravelled drive providing off road parking for a couple of vehicles. A paved pathway leads to the front door with a storm porch canopy. Attractive raised beds with a variety of shrubs and planting. To the side is a raised timber decked area providing an ideal spot for alfresco dining whilst enjoying lovely views. Steps down to a level lawn area with a timber garden shed. The

gardens are bordered by close boarded fencing providing privacy.

**Services** - Mains electricity, water and drainage. An air source heat pump powers underfloor heating downstairs and radiators on the first floor.

## Directions

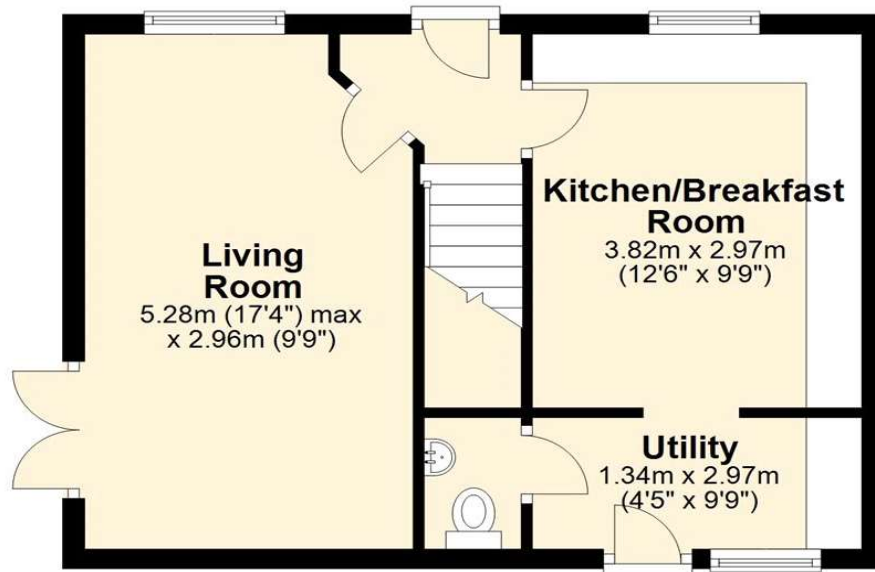
From our Holsworthy office on foot turn right out of the office and proceed for a short distance, then turn left into Stanhope Gardens whereupon the property will be found on the left hand side adjacent to Winsford House.





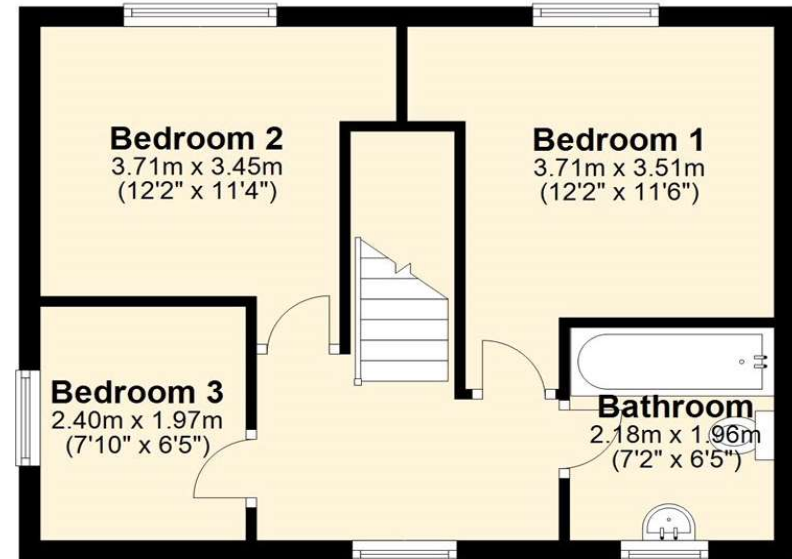
### Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.