



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wharf Cottage  
North Tamerton  
Holsworthy  
Devon  
EX22 6RX



**Asking Price: £420,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



- 3 BEDROOM CHARACTER COTTAGE
- SOUGHT AFTER LOCATION IN THE TAMAR VALLEY
- LANDSCAPED GARDENS
- AMPLE OFF ROAD PARKING
- FURNITURE AVAILABLE BY SEPERATE NEGOTIATION
- NO ONWARD CHAIN
- NEWLY INSTALLED SOLAR PANELS



## Overview

Situated in an elevated position in the unspoilt and picturesque Tamar Valley is this superbly presented 3 bedroom detached period cottage believed to date back to the 1800's. Within the gardens is the wall to the old Bude Canal Viaduct, with the residence boasting many original character features throughout. Landscaped gardens with views over the surrounding countryside and off road parking for several vehicles. Epc E

## Location

The upper reaches of the River Tamar meanders through some of the most unspoilt countryside in the South West, and Wharf Cottage lies just in Cornwall within a stone's throw of the border with Devon. The unspoilt village of North Tamerton straddles the River Tamar valley and is some 4.5 miles from the bustling market town of Holsworthy with its 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 12 miles. The neighbouring village of Whitstone with its Primary School and well stocked shop is some 4 miles, whilst Launceston and the A30 dual carriageway is some 12 miles distant.

Entrance Porch

**EPC Rating** Rating F.

**Kitchen/ Diner** - 14'3" x 11'9" (4.34m x 3.58m)

A superbly presented kitchen comprises a range of base and wall mounted units with solid wood work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer taps. Built in high level double oven, integrated fridge/ freezer. Plumbing and recess for washing machine and dishwasher. Ample space for a dining room table and chairs. Window to front elevation.

**Directions**

From Holsworthy proceed along Fore Street, turning right into Bodmin Street, and follow this road for approximately 4 miles. Before reaching the village of North Tamerton the cottage will be found as the second property on the right hand side after crossing the River Tamar.

**Living Room** - 18' x 14'1" (5.49m x 4.3m)

A spacious and characterful room with a large inglenook fireplace housing a wood burning stove with an original clome oven. Window to front elevation with window seat.

First Floor

**Bedroom 1** - 16'3" x 11'10" (4.95m x 3.6m)

A light and airy master bedroom with window to front elevation. Fitted wardrobes.

**Bedroom 2** - 12' x 10'2" (3.66m x 3.1m)

A generous size double bedroom with window to front elevation. Door to side elevation.

**Bedroom 3** - 9'4" x 7'5" (2.84m x 2.26m)

Window to front elevation.

**Bathroom** - 8'6" x 6'7" (2.6m x 2m)

A fitted suite comprises an enclosed panelled bath with a power shower over. Close coupled WC and wash hand basin. Window to side elevation.

**Outside** - The property has off road parking for several vehicles with a driveway to front and a further parking area on the opposite side of the parish lane. The gardens are superbly landscaped, arranged over tow tiers, with several pleasant seating areas including a paved patio area providing an ideal spot for alfresco dining. The gardens are beautifully presented with an attractive range of planting and shrubs and meandering pathways. At the bottom of the garden is the stone wall remaining from the Bude Canal Viaduct.

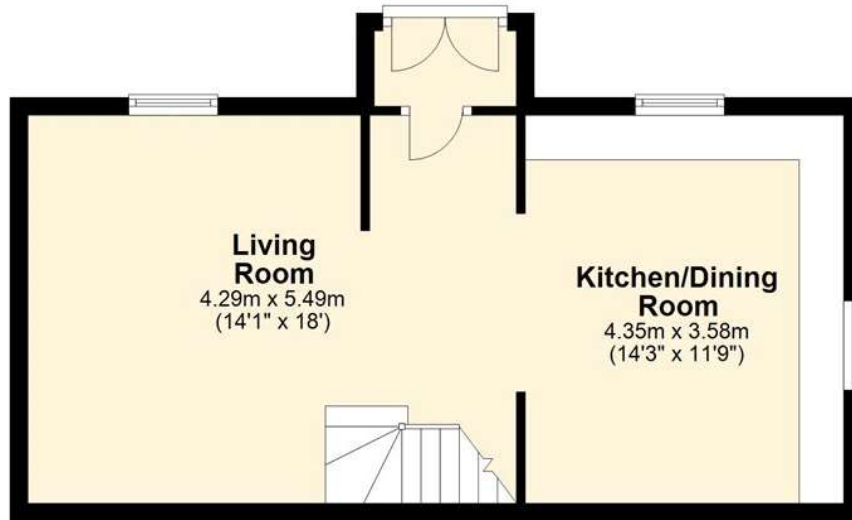
**Services** - Mains electricity, water and drainage. 'Smart' electric heaters.



Floorplan

Ground Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 sq. feet)

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

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