



Bond
Oxborough
Phillips

Changing Lifestyles

3 Hillhead Cottages
Whitstone
Holsworthy
Cornwall
EX22 6TJ

Guide Price: £325,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

3 Hillhead Cottages, Whitstone, Holsworthy, Cornwall, EX22 6TJ



- 2 Bedroom character cottage
- Semi detached
- Large garage with potential considered
- Detached Workshop
- Generous size gardens
- Countryside views
- Village location
- No onward chain
- EPC: TBC
- Council Tax Band: C



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Overview

Occupying an elevated position within this highly sought after Village between the coastal Town of Bude and the Market Town of Holsworthy is this spacious 2 Bedroom character cottage dating back to the 1800's, boasting many original character features throughout. A large garage adjoins the property, suiting a variety of uses whilst having development potential considered subject to gaining the necessary consents. Generous size rear gardens with a detached workshop and parking to front. Available with no onward chain.

Location

The popular and friendly village of Whitstone boasts a particularly well stocked general store, a well-respected primary school, and places of worship. The village is situated on the Devon/Cornwall border amidst unspoilt countryside, and conveniently situated between neighbouring towns of Holsworthy, Bude and Launceston all some 6-10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breath-taking coastline whilst Launceston, Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.

Covered Entrance Porch

Living Room - 18'3" x 13'10" (5.56m x 4.22m)

A most characterful room with exposed ceiling beams and a stone inglenook fireplace with a timber mantle which houses a Lpg burning stove. Window to front elevation with window seat.

Kitchen/ Diner - 19'4" x 12'6" (5.9m x 3.8m)

A spacious room with a fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a twin sink drainer unit, and a 4 ring gas hob. Integrated oven. Oil fired Rayburn. Space for fridge/ freezer. Ample space for a dining room table and chairs. Window and door to rear elevation. Located in the floor of the kitchen, covered by a hatch is the original well.

Rear porch - 6'1" x 5'4" (2.1m x 1.63m)

First Floor

Bedroom 1 - 18'6" x 13'10" (5.64m x 4.22m)

A generous size master bedroom with vaulted ceilings and exposed ceiling beams, twin windows to front elevation enjoying far reaching countryside views.

Bedroom 2 - 12'4" x 8'3" (3.76m x 2.51m)

A double bedroom with window to rear elevation.

Bathroom - 8'6" x 6'9" (2.6m x 2.06m)

A fitted suite comprises an enclosed panelled bath with mixer taps and a shower attachment over, close coupled WC, bidet and a vanity unit housing a wash hand basin. Window to rear elevation.

Garage - 29'9" x 17'10" (9.07m x 5.44m)

A later block built addition to the property, with a high level electric roller door, sink drainer unit, floor mounted oil fired central heating boiler (working, but will likely need replacing). First floor storage area. Window and double doors to rear. It is thought that the garage provides development potential to increase the size of the property or to provide annexe accommodation subject to gaining the necessary consents.

Detached Workshop - 15'5" x 14'5" (4.7m x 4.4m)

Power and light connected.

Outside - The front of the property has original wrought iron railing to the front and off road parking. The rear enclosed gardens are of a generous size being principally laid to lawn with walls bordering and providing privacy. A useful store is located at the top of the garden and a raised bed with a variety of attractive planting.

Services - Mains electricity and water. Private drainage via a shared system with the neighbour. Oil fired central heating. Lpg bottled gas for cooking and the stove in the living room.

Directions

From Holsworthy proceed on the A3072 Bude road for 5 miles and upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles, prior to entering the village turn right, signposted Whitstone Head/ Highgate Hill House School. At the top of the hill, turn left into Whitstone head, whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.



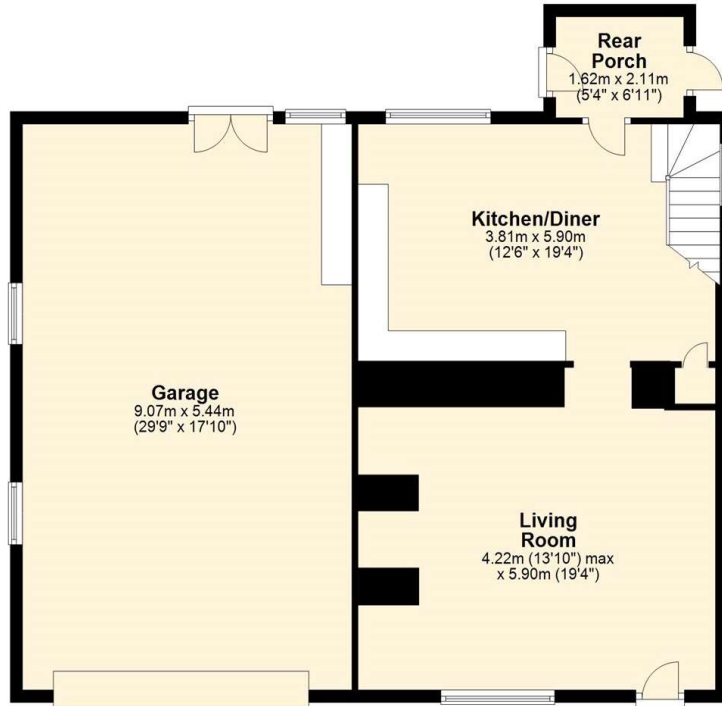
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Floorplan



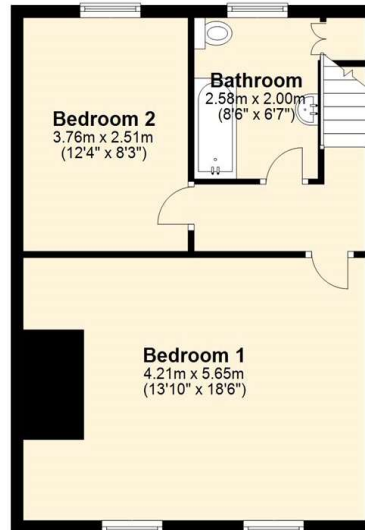
Ground Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



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