



Bond
Oxborough
Phillips

Changing Lifestyles

Rivendell
Cookbury
Holsworthy
Devon
EX22 7YG

Offers Over: £475,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Rivendell, Cookbury, Holsworthy, Devon, EX22 7YG



- LINK DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- 2 DRESSING ROOMS
- LARGE OFF ROAD PARKING AREA
- INTEGRAL GARAGE
- GENEROUS GARDEN EXTENDING TO APPROXIMATELY 0.53 OF AN ACRE
- SOUGHT AFTER HAMLET LOCATION
- EPC: D



Tucked away within the sought after hamlet of Cookbury is a deceptively spacious 3 double bedroom link detached bungalow. Rivendell benefits from extensive off road parking area, integral garage and generous garden extending to 0.53 of an acre. Available with no onward chain. EPC rating D.



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Situation

Rivendell enjoys a delightful rural setting in this small hamlet yet is within about 5 miles of the bustling market town of Holsworthy with its weekly pannier market, schools, leisure facilities including an indoor swimming pool, golf course, and range of local and national shops including a Waitrose supermarket. Bude on the North Cornish Coast with its sandy surfing beaches and spectacular cliff sidewalks is some 14 miles. Whilst Okehampton, Dartmoor and the A30 dual carriageway is about 15 miles and links to the Cathedral City of Exeter with its intercity rail and motorway connections. There is a nearby primary school at Bradford together with a popular village hall. Neighbouring villages include Black Torrington, Sheepwash and Shebbear the latter with its well-known public school.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, turn right at the village green and the property will be found a short distance on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



Internal Description

Entrance Hall - 5'4" x 3'10" (1.63m x 1.17m)

Cloakroom - 4'7" x 2'11" (1.4m x 0.9m)

Fitted with a 2 piece suite comprising a closed coupled WC and wall hung wash hand basin. Window to side elevation.

Utility Room - 11'11" x 7'7" (3.63m x 2.3m)

Fitted with a range of matching wall and base mounted units with work surface over, incorporating a stainless steel sink with double drainer unit and mixer tap. Space and plumbing for washing machines, tumble dryer and "Grant" oil fired combi boiler. Window to rear elevation.

Kitchen/Diner - (Max) 31'7" x 12'3" ((Max) 9.63m x 3.73m)

Kitchen area: A fitted kitchen comprising matching wall and base mounted units with work surface over incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Space for cooker with extractor over, and free standing fridge/freezer. Separate breakfast bar with useful draws and cupboards. Window to front elevation.

Dining area: Access to useful airing/storage cupboard.

Ample room for dining room table and chairs. Double glazed French patio doors leading to the raised decking area and window to rear elevation overlooking the garden. Single door to side elevation.

Living Room - 20'2" x 11'5" (6.15m x 3.48m)

Spacious, light and airy reception room with feature fireplace housing wood burning stove. Window to rear elevation overlooking the garden.

Bedroom 1 - 12'5" x 10'5" (3.78m x 3.18m)

Double bedroom with window to rear elevation.

Dressing Room - 12'5" x 6'6" (3.78m x 1.98m)

Fitted wardrobes and window to side elevation.

Bedroom 2 - 11'5" x 8'1" (3.48m x 2.46m)

Double bedroom with window to front elevation.

Dressing Room - 6'6" x 5'8" (1.98m x 1.73m)

Window to side elevation.

Bedroom 3 - 14'11" x 7'10" (4.55m x 2.4m)

Double bedroom with windows to front elevation enjoying views of the historical church.

Family Bathroom - 7'10" x 6'11" (2.4m x 2.1m)

A fully fitted suite comprising corner bath unit with shower attachment over, concealed cistern WC and wall hung wash hand basin. Window to front elevation.

Garage - 18'6" x 10' (5.64m x 3.05m)

Manual up and over vehicle entrance door to front elevation. Internal door to Utility Room and external door to rear elevation. Power and light connected.

Outside - Rivendell is accessed via its own entrance drive, providing off road parking for several vehicles and giving access to the garage, front entrance door and garden. The front is bordered by a small close boarded wooden fence and a well-established hedge with a variety of mature trees providing a high degree of privacy. The generous rear garden is principally laid to lawn, with a couple of areas that have been planted with a collection of mature trees and shrubs. Within the rear garden there are a variety of useful outbuildings including a timber summerhouse, aluminium framed greenhouse, former railway goods carriage and ride on mower shed.

Services - Mains water and electricity. Private drainage.

EPC Rating - EPC rating "D".

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Agents note - The garden is thought to have development potential subject to gaining the necessary consents.

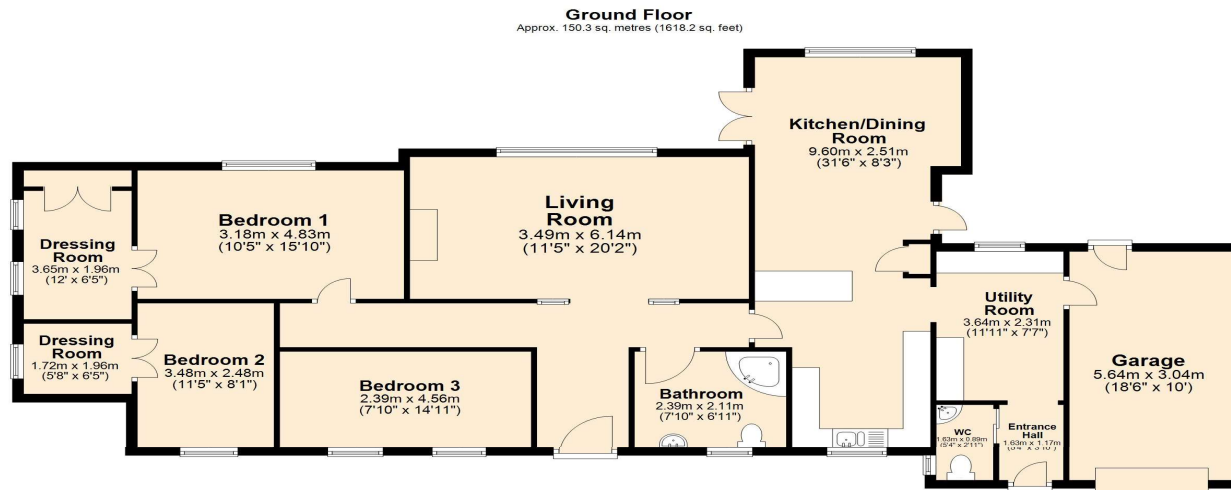


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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