

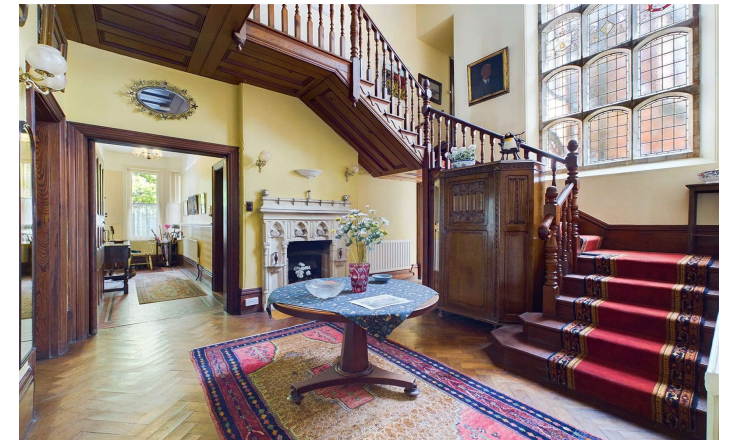


Bond
Oxborough
Phillips

Changing Lifestyles

Waterpark
Holsworthy
Devon
EX22 6LZ

Offers in excess of: £975,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Waterpark, Holsworthy, Devon, EX22 6LZ



- GRAND DETACHED VICTORIAN RESIDENCE
- 6 DOUBLE BEDROOMS
- 4 RECEPTION ROOMS
- 1.5 ACRE GARDEN
- 4 GARAGES AND EXTENSIVE OFF ROAD PARKING AREA
- ORIGINAL CHARACTER FEATURES THROUGHOUT
- QUIET RURAL SETTING LESS THAN 1 MILE FROM THE BUSTLING MARKET TOWN OF HOLSWORTHY



Bond Oxborough Phillips are proud to be offering Waterpark for the first time in 22 years. Waterpark was built as a country gentleman's residence between 1894 and 1896 by Horatio Higgs, a local JP. His plans for the house and its unusual features must have provided work for a small army of masons and carpenters who knew how to work with wood creatively in a way that today would be almost unthinkable. This grand detached Victorian residence has many original character features throughout and offers generous accommodation comprising 6 double bedrooms and 4 receptions rooms. The property is accessed via its own private drive and stands within its own grounds of approximately 1.5 acres. The grounds are lined with mature trees and hedges, giving the residence full privacy, whilst being conveniently positioned within easy reach of the bustling market town of Holsworthy. The residence also benefits from 4 garages and an extensive off road parking area. To truly appreciate this stunning property an internal viewing is highly recommended. EPC TBC.



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Situation

Waterpark is located in a quiet rural setting within one mile of the centre of Holsworthy, which has a 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 and 18 hole golf course. Its situation is ideal for exploring the beautiful countryside and coast of north Devon and Cornwall. The popular seaside resort of Bude and Cornwall's ancient capital, Launceston, are a short drive away. Okehampton, Dartmoor National Park and the riverside town of Bideford are some 20 miles distant, whilst further afield Barnstaple, north Devon's regional centre, is rich in historical interest. Holsworthy is in the heart of "Ruby Country".

Directions

From Holsworthy proceed on the A388 towards Launceston and after approximately 0.3 miles, at the bottom of the hill, turn right at the sign to Chasty. Follow this road for a few hundred yards up the hill, and the entrance to Waterpark is on the right with a Bond Oxborough Phillips 'For Sale' sign clearly displayed.



Internal Description

Entrance Hall - 16'7" x 4'10" (5.05m x 1.47m)

Entrance hall with original patterned tiled floor and curved ceiling. Space to hang coats and store shoes. Sash windows to side and front elevation.

Telephone Room/Office - 9'4" x 6'2" (2.84m x 1.88m)

Sash window to front elevation.

Kitchen/Diner - 20'9" x 13'2" (6.32m x 4.01m)

A bright and airy kitchen with matching wall and base mounted units, incorporating a stainless steel double sink and drainer unit with mixer tap. Space for free standing fridge freezer, electric cooker and dishwasher. Access to useful larder cupboard. Ample room for large dining table and chairs. Sash windows to front and side elevation.

Utility Room - 11'11" x 8'3" (3.63m x 2.51m)

Inglenook fireplace housing feature oil fired Rayburn "Royal" (not currently connected). Fitted with a couple of matching storage cupboards with a stainless steel sink unit and mixer tap over. Plumbing and recess for washing machine. Access to large storage cupboard. Sash window to side elevation and door leading to the inner courtyard, store, outside WC and boiler room.

Boiler Room - 10'4" x 5'2" (3.15m x 1.57m)

Fitted with a newly installed thermostat and "Grant" boiler. Ladder leading to the "Apple Loft". Wooden door to side elevation.

Inner Courtyard - Enclosed courtyard garden which is decorated with a variety of potted plants. Access to sink, water pump, toilet and wash hand basin.

The Grand Hall - 15'8" x 12'2" (4.78m x 3.7m)

The centrepiece of Waterpark; a stunning grand hall with decorative limestone fireplace and 21ft armorial stained glass window, referring to Horatio Higgs and his family. Beautiful woodwork throughout, including impressive staircase and arched ceilings.

Cloakroom - 5'09" x 2'09"

Features original washbasin and taps. Separate toilet.

Dining Room - 17'4" x 15'6" (5.28m x 4.72m)

Spacious, light and airy reception room with original feature fireplace with Latin inscription "Welcome Guests". Sash bay window to side elevation with views of the garden.

Living Room - 17'11" x 15'7" (5.46m x 4.75m)

A generous reception room with sash bay window to side elevation, with views to the garden and countryside beyond. A spectacular feature, an open fireplace, is the focal point for this room with ornamental marble surround and further decorative wall to ceiling woodwork. Internal double doors leading to the conservatory.

Conservatory - 13'11" x 7'2" (4.24m x 2.18m)

Windows to front and side elevations. Door leading to the impressive rear garden.

The Library Room - 14'7" x 11'10" (4.45m x 3.6m)

Windows to rear elevation. Internal door leading to the Fernery.

The Fernery - 17'3" x 11'10" (5.26m x 3.6m)

Windows to rear and side elevations. Door leading to rear garden.

The Gardener's Bathroom - 11'6" x 8'10" (3.5m x 2.7m)

A fitted suite comprising panel bath with shower attachment, close coupled WC and pedestal wash hand basin. Window and door to side elevation.

First Floor Landing - Views of the stunning stained glass window and the impressive wooden-beamed arched ceilings.

Bedroom 1 - 14'7" x 11'9" (4.45m x 3.58m)

Large double bedroom, fitted with a vanity unit and inset wash hand basin. Feature curved ceiling. Bay sash windows to rear elevation, overlooking the rear garden. Internal door to bedroom 2.

Bedroom 2 - 18'4" x 15'6" (5.6m x 4.72m)

Internal Description

Generous double bedroom with vanity unit and inset wash hand basin. Feature metal fireplace and curved ceiling. Sash bay window to side elevation. Internal door to bedroom 1.

Bedroom 3 - 18'4" x 15'6" (5.6m x 4.72m)

Spacious double bedroom with sash bay window to side elevation and curved ceiling. Vanity unit with inset wash hand basin.

Bedroom 4 - 13'6" x 11'10" (4.11m x 3.6m)

Double bedroom with sash windows to front elevation. Plumbing for wash hand basin.

Bedroom 5 - 13'7" x 9'3" (4.14m x 2.82m)

Double bedroom with sash window to side elevation.

Bedroom 6 - 12'7" x 10'6" (3.84m x 3.2m)

Double bedroom with sash window to side elevation. Vanity unit with inset wash hand basin.

Bathroom - 11'8" x 6'10" (3.56m x 2.08m)

A fitted suite comprising free standing roll top bath, separate corner shower cubicle with mains fed shower over, pedestal wash hand basin and bidet. Access to useful storage cupboard. Sash window to side elevation.

Separate Toilet - Concealed cistern WC. Sash window to inner courtyard.

Outside -The property is approached through an impressive entrance with granite pillars and white wooden gates. From here a gravelled drive leads to an extensive off road parking area, and gives access to the front entrance door and the garages. The grounds that surround Waterpark extend to approximately 1.5 acres and are principally laid to lawn with various meandering pathways along the perimeter of the residence, which lead to the ponds and pet cemetery. The property is bordered by a large stone wall, iron railings, mature hedges and trees with panoramic views of Holsworthy and the surrounding countryside. The garden has been planted with a variety of mature trees and shrubs providing full privacy along with a thriving home for many birds and wildlife.

Garage/Workshop - 4 garage units with 4 manual up and over vehicle entrance doors to front elevation and pedestrian door to side elevation. Three of the garages have been converted into a spacious workshop measuring 10 x 7 metres; the fourth is a separate unit which houses the oil tank. Light and power connected.

Services - Mains water and electricity. Oil fired central heating and private drainage via a septic tank.

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

EPC Rating - EPC rating TBC.





Floor 0



Floor 1

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