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Changing Lifestyles

Little Alvacott
North Tamerton
Holsworthy
Cornwall
EX22 6SB

Guide Price: £525,000 Freehold



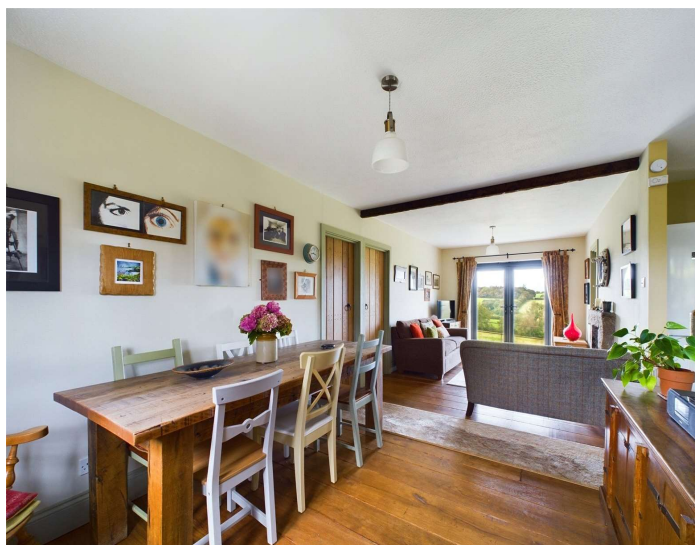
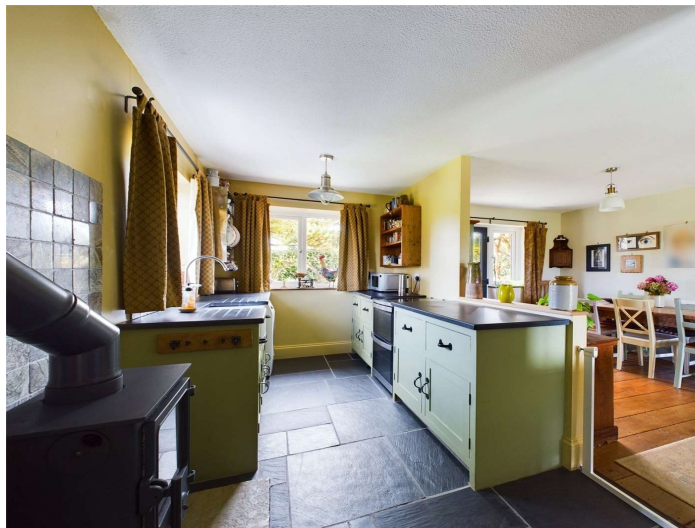
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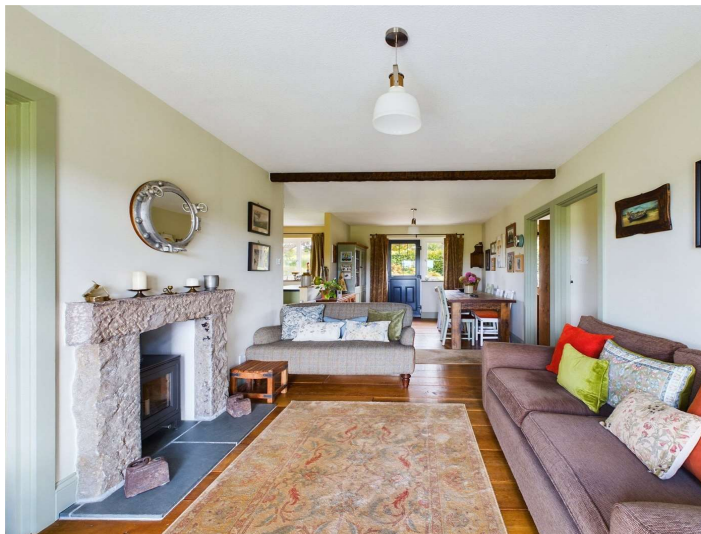


- 2 BEDROOM COUNTRY RESIDENCE
- DETACHED
- STUNNING SEMI RURAL POSITION
- APPROXIMATELY 3 ACRES OF ADJOINING LAND
- COTTAGE GARDENS
- BEAUTIFUL PANORAMIC VIEWS
- SUPERBLY PRESENTED ACCOMMODATION
- WOOD BURNING STOVES
- SITUATED ON THE CORNWALL/ DEVON BORDER
- EPC: F
- Council Tax Band: C



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Location

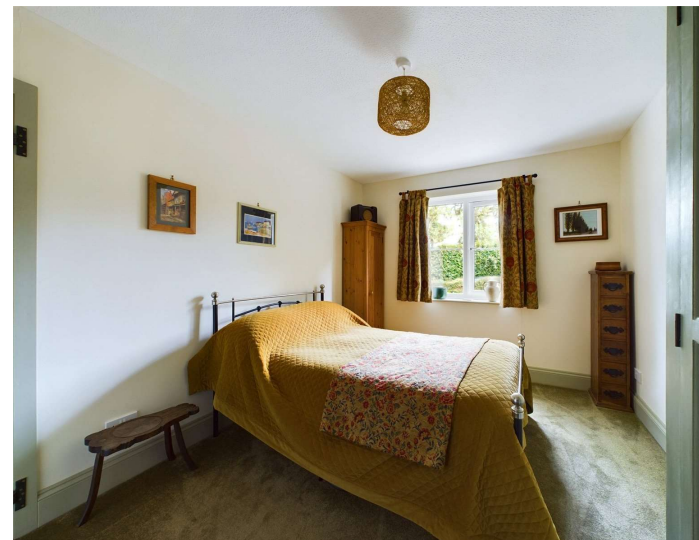
The upper reaches of the River Tamar meanders through some of the most unspoilt countryside in the South West, and Little Alvacott lies just in Cornwall within a stone's throw of the border with Devon. The unspoilt village of North Tamerton straddles the River Tamar valley and is some 4.5 miles from 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.

Directions

From our office in the centre of Holsworthy, proceed a short way in the Launceston direction and take the turning on the right signed North Tamerton. Stay on this road for just over 5 miles and look out for a turning on your left hand side signed Boyton. Turn here and follow this country road for about a mile and the property will be found on the right hand side with a nameplate clearly displayed.

Overview:

Nestled in the heart of the glorious Devon/Cornwall borders is this fantastic opportunity to acquire this 2 bedroom detached country home with approximately 3 acres of land attached. The land has good road access and is a stunning gently sloping meadow suiting a variety of uses. Internally the property has been completely renovated by the current owners, now providing superbly presented accommodation throughout, with beautiful landscaped gardens, ideally suiting those looking for a change of lifestyle.



Entrance Hall

Kitchen - 15'10" x 7'4" (4.83m x 2.24m)

A superb and high quality fitted solid wood kitchen comprises a range of base mounted units. Slate work surfaces with an inset Belfast sink with mixer taps over. Plumbing and recess for washing machine. Space for cooker. Wood burning stove. Window to front and side elevation. Space for tall fridge/ freezer. Built in airing cupboard.

Open plan Living Room/ Dining Room - 25'9" x 9'8" (7.85m x 2.95m)

A stunning living area, with oak flooring has French glazed double doors to the rear enjoying the most fantastic views over the surrounding countryside and the land to the rear. A Granite feature fireplace houses a wood burning stove. Dining area with window and door to front elevation, ample space for a large dining room table and chairs.

Bedroom 1 - 12'10" x 9'4" (3.9m x 2.84m)

A spacious double bedroom with a window to front elevation.

Bedroom 2 - 12'4" x 9'2" (3.76m x 2.8m)

A generous size double bedroom with window to rear elevation enjoying views over the land and the countryside beyond.

Bathroom - 7' x 5'7" (2.13m x 1.7m)

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 - There is a useful parking recess adjacent to the parish road where a wrought iron gate hanging on brick pillars with privet hedges to either side leads to the front garden. Arch with climbing rose and paths to the front door. The front gardens are well presented and arranged for ease of maintenance, with a mix of slate chippings and gravel, with mature shrubs and planting. Adjoining the rear is a raised timber decked area with garden pergola over, providing the ideal spot for alfresco dining whilst enjoying views over the land and the breathtaking, unspoilt countryside beyond. To the side is a generous size garden, being principally laid to lawn, bordered by Devon hedging and planted borders. Greenhouse. Pedestrian gate through to the land.

The land - Totalling approximately 3 acres, the land is approached via a metal 5 bar gate, giving good vehicle access. Its a pretty, gently sloping meadow, with natural hedgerow borders. All enjoying fantastic panoramic views over the surrounding Devon countryside.

Services - Mains electricity, and water. Shared private drainage.

Council Tax - Band C

EPC rating - Band F - Please note the owners have substantially improved and renovated the property since the last epc report was carried out.



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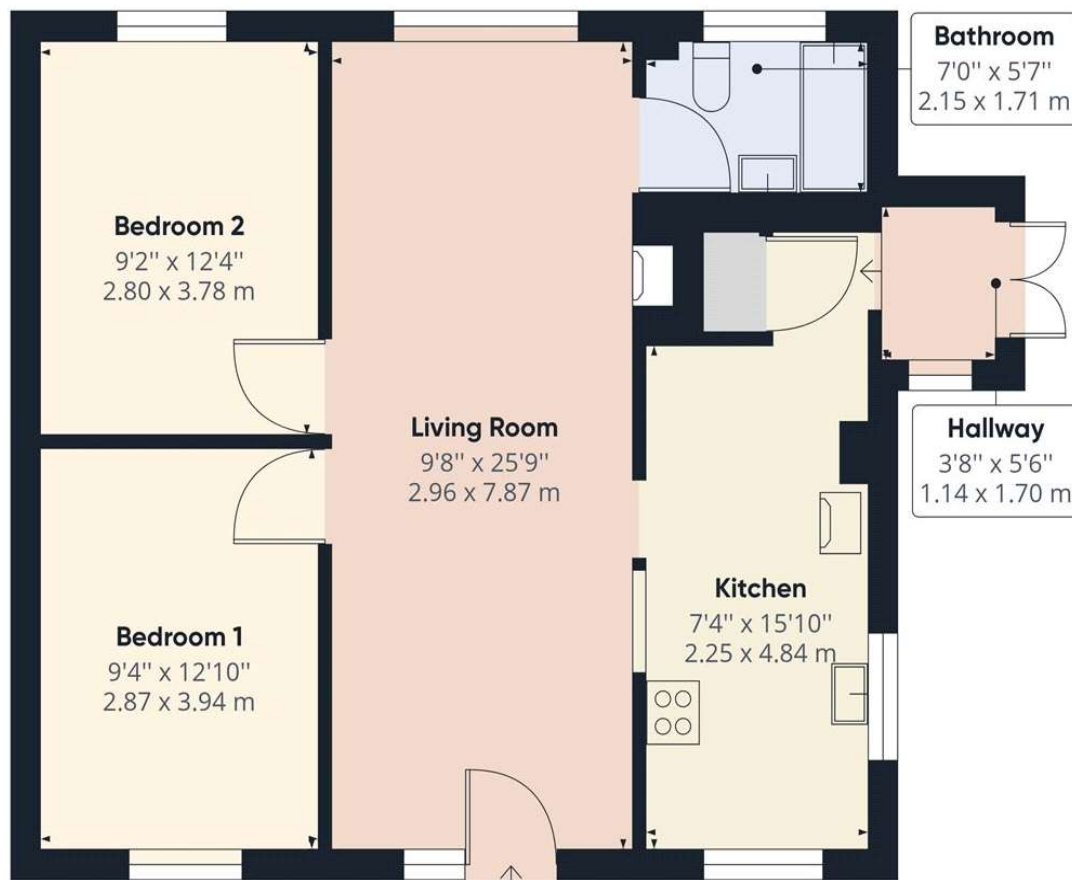


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Floorplan



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.

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We are here to help you find and buy your new home...

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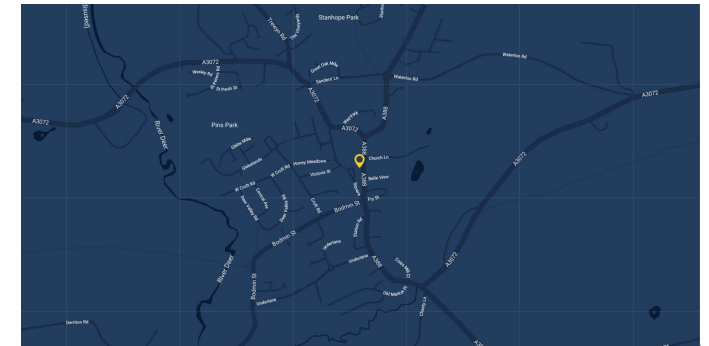
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to provide you with a free valuation of your home.

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for a free conveyancing quote and
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