



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Twelve Oaks  
Cottage  
Hollocombe  
Chulmleigh  
Devon  
EX18 7QQ

**Guide Price: £500,000**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Twelve Oaks Cottage, Hollocombe, Chulmleigh, Devon, EX18 7QQ



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When I visited Twelve Oaks Cottage in person, the gardens took me by surprise - they truly are beautiful and well established by the current vendor. South of Twelve Oaks Cottage offers a wide variety of mature plants, trees and shrubs. Within these areas is a good sized lawned garden with far reaching views. As well as sculptured areas perfect for green houses and polly tunnels a like. From the boot room of the property is a large terrace area with access to the double garage. The terrace area is an ideal place for those alfresco dining experiences. Beyond the formal gardens, to the front there is a gravelled parking area. Faced with a lawned area all enclosed with mature hedging. East from Twelve Oaks Cottages is the private lane giving access to the rear gardens & double garage.

Immaculately maintained, Twelve Oaks Cottage showcases the utmost care and attention to detail, evident in the extensive re-decoration carried out by the current owner. The living space exudes elegance and comfort, encompassing a thoughtfully designed Library & Snug, a spacious sitting room and, a well-appointed kitchen/diner complemented by an inviting Aga. Kitchen, sunroom & Boot room on the ground floor seamlessly connects to a full length terrace, allowing for an easy transition between indoor and outdoor living, whilst offering panoramic views of the landscaped gardens & views beyond.

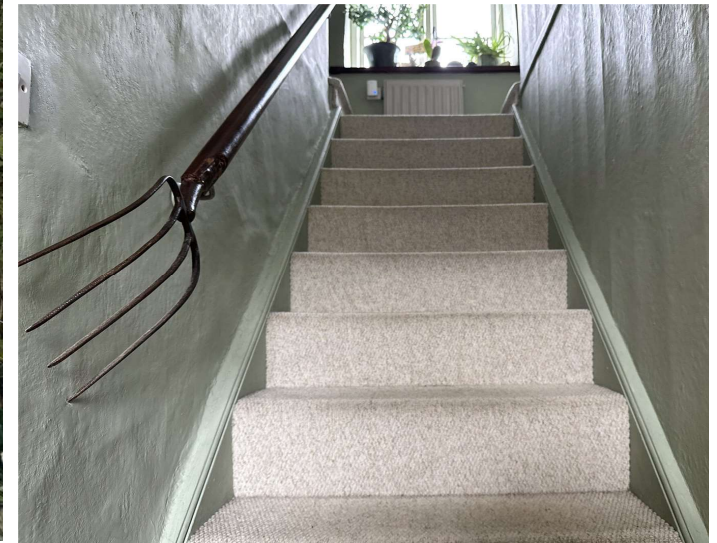
The master bedroom offers views across to the beautiful front gardens. There are two further bedrooms, ensuring ample accommodation for family members or guests. Also offered is a well-appointed family bathroom, providing comfort and convenience for all. East wing of the property offers a well-established Snug & Library currently being used by the current vendor as a guest bedroom & games room.

Glass of wine with a view? Twelve Oaks Cottage enjoys beautiful views across to the rolling fields of Hollocombe & beyond from the roof top balcony.



Situated in the peaceful area of Hollocombe, neighbouring with the charming village of Chulmleigh, this remarkable property offers a tranquil lifestyle while providing convenient access to a host of amenities. Residents will relish in the peaceful surroundings, whilst also benefiting from the vibrant offerings of Great Torrington's bustling square, and the stunning beach of Westward HO! A short drive away.

For those seeking effortless connections, access to Exeter is conveniently available via the Dolton bus stop, providing swift and direct transportation links, from Eggesford train station nearby Whether you crave a serene countryside retreat or desire easy access to the vibrant coastal towns and its array of recreational opportunities, this beautiful home in Hollocombe offers the best of both worlds, making it an exceptional choice for discerning buyers.



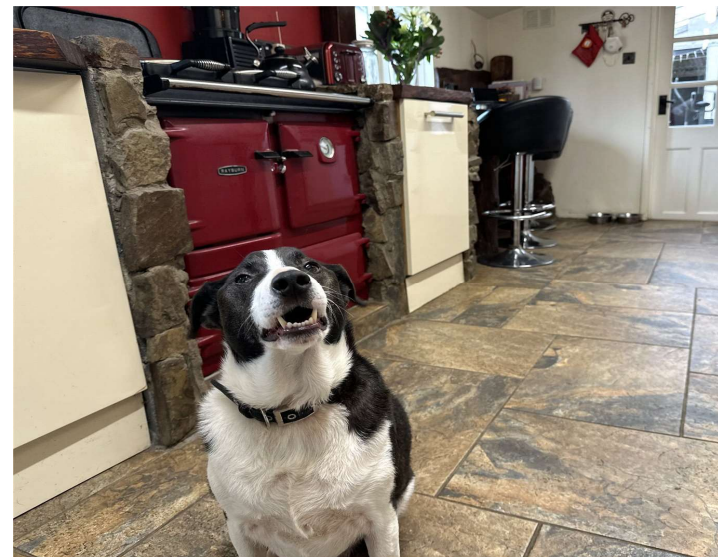
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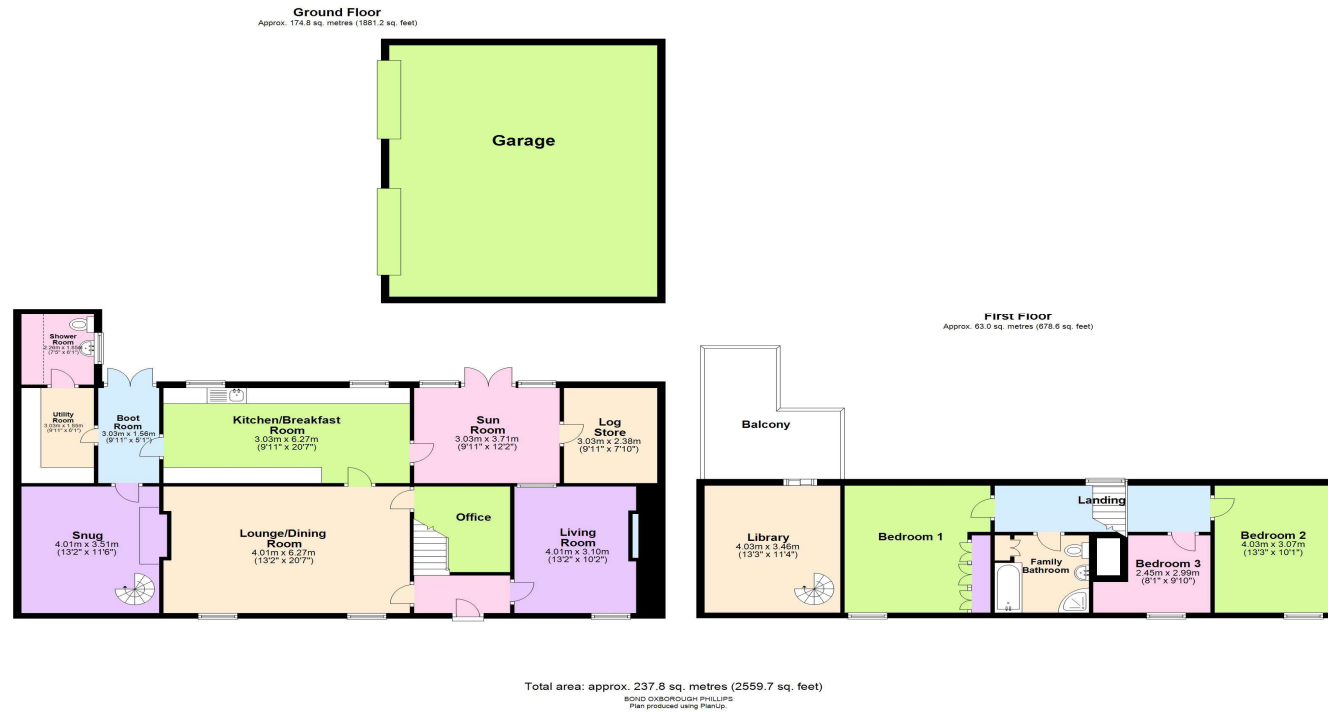


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## Floor Plan



## Directions

From Torrington take the A386 Okehampton road and at the bottom of the hill after leaving the town take the left turn onto the A3124 road to Winkleigh. After passing through the village of Beaford continue on passing Dolton Beacon Garage and the turn off for Stafford Moor Fishery. Take your next left signposted Hollocombe, at the first cross road Follow this lane following signs for the village. At the T junction turn left for Torrington/Dolton and then after a short distance (at Twelve Oaks Cross) turn left signposted to Higher Hollocombe, proceed down the hill and just after Twelve Oaks Cottage will be located on your left hand side.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

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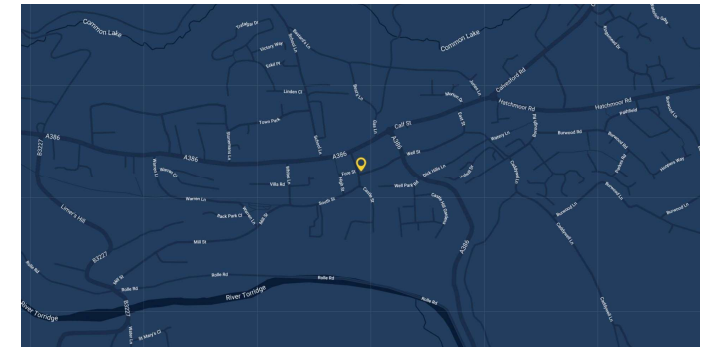
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