



Bond
Oxborough
Phillips

Changing Lifestyles

The Old School House
1 Glebe Court
Week St. Mary
Holsworthy
Cornwall
EX22 6UP

Asking Price: £295,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

The Old School House, 1 Glebe Court, Week St. Mary, Holsworthy, Cornwall, EX22 6UP



- 3 BEDROOMS
- END TERRACE CHARACTER RESIDENCE
- SUPERBLY PRESENTED
- SOUGHT AFTER VILLAGE LOCATION
- FAR REACHING COUNTRYSIDE AND DISTANT SEA VIEWS
- LOW MAINTENANCE COURTYARD GARDEN
- WALKING DISTANCE OF VILLAGE SHOP
- SHORT DRIVE FROM POPULAR SURFING BEACHES
- NO ONWARD CHAIN
- EPC: C
- COUNCIL TAX BAND: B



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An opportunity to acquire this character 3 bedroom end terrace residence offering far reaching countryside and coastal views, situated in the heart of this sought after village. Originally part of the Old School House built in 1906, The property offers superbly presented, spacious accommodation throughout with the distinct advantage of gas fired central heating. Enclosed Low maintenance courtyard garden. The property would be perfect for those seeking a second home or quite comfortably as a family home. Available with no onward chain. EPC rating C. Council Tax B.

The Old School House enjoys a pleasant central location within this sought after village with the benefit of its local amenities. Week St Mary offers a well-stocked General Stores, Bakery, Village Inn etc. Bude on the North Cornish coast with its sandy surfing beaches and many amenities including popular Golf Course and Indoor Pool complex is some 6 miles, Cornwall's ancient capital of Launceston is some 13 miles as is the A30 dual carriageway providing a speedy link to Okehampton, Dartmoor, Exeter and the M5 motorway network beyond. Holsworthy with this popular weekly market is some 12 miles, Okehampton 30 miles and the cathedral city of Exeter some 50 miles.

Entrance Porch - Travertine tiled flooring.

Entrance Hall - Original solid pine parquet flooring with staircase leading to first floor landing and large feature window providing an abundance of natural light. Built in under stair storage cupboard.

Shower Room - 8'3" x 5'3" (2.51m x 1.6m)
Enclosed double shower cubicle, low level WC, pedestal wash hand basin, heated towel rail. Built in storage cupboard. Opaque glazed window to rear elevation.

Kitchen - 8'8" x 8'8" (2.64m x 2.64m)
A fitted range of base and wall mounted units with worksurfaces over incorporating stainless steel sink drainer unit with mixer taps, 4 ring gas hob with extractor over and built in oven. Space and plumbing for washing machine and space for fridge freezer. Wall mounted 'Worcester' gas fired combi boiler. Window to rear elevation.

Lounge/Dining Room - 19'7" x 16' (5.97m x 4.88m)
An impressive, large dual aspect reception room with original pine parquet flooring and feature fireplace boasting a slate hearth, timber mantle, brick and stone surround. Ample space for dining table and chairs.

First Floor Landing

Bedroom 1 - 16'4" x 9'8" (4.98m x 2.95m)
Double bedroom with window to side elevation enjoying distant sea and countryside views.

Bedroom 2 - 16'6" x 9'8" (5.03m x 2.95m)
Double bedroom with window to side elevation enjoying far reaching countryside and coastal views.

Bedroom 3 - 7'10" x 6'10" (2.4m x 2.08m)
Single bedroom with skylight and fitted blind.

WC - 4'11" x 4'5" (1.5m x 1.35m)

Low level WC, pedestal wash hand basin and heated towel rail.

Outside - To the side and front of the property is an enclosed gated courtyard area with attractive stone paving and low maintenance Astro Turf providing an outside seating area perfect for al fresco dining.

Services - Mains gas, electricity, water and drainage.

Virtual Tour - A 4K virtual tour of the property is available by request. Please contact the appointed agent to receive the website link.



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St Mary. Upon entering the centre of the village, turn right and proceed to the top of the hill whereupon the property will be found straight ahead of you with a Bond Oxborough Phillips for sale board clearly displayed.

