

Sunnyside
Whitstone
Holsworthy
EX22 6TD

Offers Over: £380,000 Freehold



Changing Lifestyles

01409 254 238
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Sunnyside, Whitstone, Holsworthy, EX22 6TD



- DETACHED COTTAGE
- 3 DOUBLE BEDROOMS
- 4TH BEDROOM/OFFICE
- LARGE OFF ROAD PARKING
- DETACHED GARAGE
- OUTBUILDING
- GENEROUS GARDEN
- VILLAGE LOCATION
- COUNCIL TAX BAND - D
- EPC RATING - E



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Overview

Sunnyside is a charming detached character cottage, boasting many original features offers throughout. This well presented cottage provides comfortable accommodation comprising kitchen/Diner, Pantry, Living Room, 3/4 bedrooms, 1 Bathroom, 1 Shower Room and Utility Room. The residence benefits from a generous off road parking area, mature garden, detached garage and useful outbuilding. EPC E.

Location

Sunnyside occupies a quiet location on the outskirts of the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.

Entrance Porch - Window to side elevation. Internal door to Living Room.

Living Room - 17'7" x 11'2" (5.36m x 3.4m)

Light and airy reception room with feature fireplace. Stairs leading to first floor landing. Window to side elevation.

Kitchen/Diner - 19'7" x 10'10" (5.97m x 3.3m)

A fitted kitchen comprising a range of matching wall and base mounted units with laminate roll edge work surfaces

over, incorporating a ceramic sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer.

Pantry - 19'7" x 4'3" (5.97m x 1.3m)

The pantry provides ample storage and space for fridge/freezer.

Utility Room - 11'8" x 6'7" (3.56m x 2m)

Comprising of a range of base units with laminate roll edge worktops over incorporating a stainless Steel sink/drainage unit with mixer tap. Recess and plumbing for washing machine and tumble dryer. Windows to front and side elevation. Doors to bedroom 4/office and shower room. Stable door leading to garden.

Bedroom 4/Office - 6'6" x 6'5" (1.98m x 1.96m)

Located on the ground floor, currently used as a home office whilst equally suiting as a single bedroom. Window to side elevation enjoying views over the garden.

Shower Room - 4'11" x 4'10" (1.5m x 1.47m)

The shower room comprise of a low level WC, pedestal hand wash basin and shower cubical with mains fed shower above. Window to side elevation.

First Floor Landing

Bedroom 1 - 11'8" x 11' (3.56m x 3.35m)

Windows to side and front elevation enjoying views over the garden. Hand wash basin.

Bedroom 2 - 13'1" x 11'7" (4m x 3.53m)

Windows to front and side elevation. Feather fire place. Under eaves storage.

Bedroom 3 - 12'2" x 9'7" (3.7m x 2.92m)

Window to front elevation.

Bathroom - 13'5" x 5'11" (4.1m x 1.8m)

Comprising of an enclosed panelled bath with shower over, low level WC and pedestal hand wash basin. Window to side elevation.

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Detached Garage - 16'1" x 9'2" (4.9m x 2.8m)

Electric up and over vehicle entrance door, power and light connected. Door to side.

Outbuilding - A detached single storey Barn with a part slate roof currently used as a store. Planning permission was previously granted for conversion into a one bedroom annexe with open plan kitchen living room. This permission has since lapsed.

Outside - The property is accessed via double gates leading on to a gravelled driveway providing ample off-road parking and access to detached garage and outbuilding. A pathway leads to the front of the property with a lawn and brick paved seating area. To the side of the property is a generous garden mainly laid to lawn with mature boundaries.

Services - Mains water and electricity. Shared Private drainage via newly installed septic tank. Oil fired central heating.

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

EPC rating - EPC rating E.

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles and upon reaching Whitstone proceed through the village whereupon Sunnyside will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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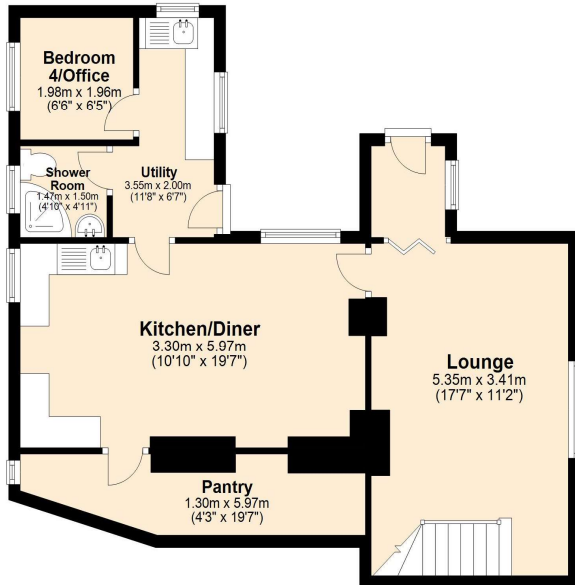
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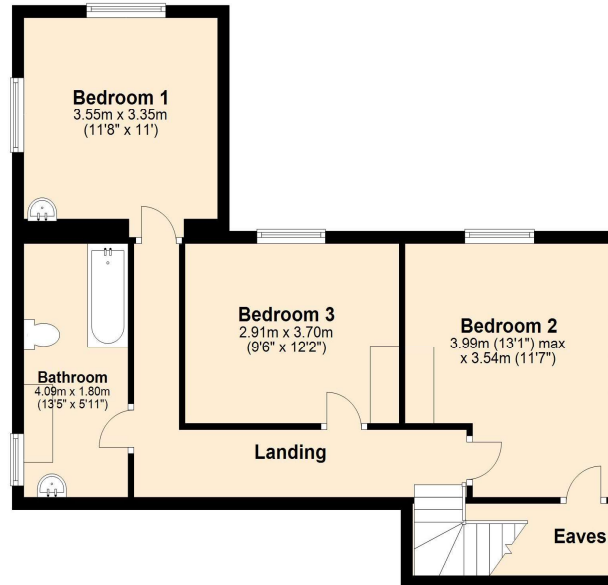
Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



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