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*Changing Lifestyles*

Mentmore Cottage  
Milton Damerel  
Holsworthy  
Devon  
EX22 7DW

**Asking Price: £575,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# Mentmore Cottage, Milton Damerel, Holsworthy, Devon, EX22 7DW



- 2 BEDROOM 'CHOCOLATE BOX' COTTAGE
- 18TH CENTURY
- 9 ACRE SMALLHOLDING
- GOOD RANGE OF OUTBUILDINGS
- 300 METERS OF SINGLE BANK FISHING ON THE RIVER WORDEN
- POTENTIAL FOR EQUESTRIAN USE
- NO IMMEDIATE NEIGHBOURS
- SET IN THE DEVON COUNTRYSIDE
- BEAUTIFULLY RESTORED RESIDENCE
- GRADE II LISTED
- EPC: TBC
- Council Tax Band: D



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## Location

The residence is most conveniently located between the market towns of Holsworthy, Bideford and Torrington. These offer an excellent range of local/national shops, professional services, leisure amenities and schooling to secondary level. The nearby filling station/convenience store at Horrelsford also provides the day to day essentials. The regional North Devon's Centre of Barnstaple with its acclaimed shopping centre is about 45 minute drive and has a wider range of amenities and via the North Devon link road gives access to the M5 near Tiverton. This area of Devon is still largely unspoilt with the Rivers Waldon and Torridge meandering through rolling farmland. The nearby prestigious "Woodford Bridge Country Club" offers some of the finest leisure/sporting facilities in the region whilst the very popular farm shop, Lizzie's Larder, is within walking distance of the property. The spectacular North Devon/Cornwall Coast, Dartmoor and Exmoor are within easy driving distance, whilst the River Torridge system offers superb opportunities for the keen game fisherman.

## Directions

From Holsworthy proceed on the A388 Bideford road for some 5 miles until reaching Venn Green. Here turn right signed Milton Damerel, follow this country road for approximately 1/2 mile until reaching the Church on the left hand side, there turn right signposted Holsworthy, proceed for approximately 1/2 mile whereupon the property will be found on the right hand side with a name plaque clearly displayed.

## Overview :

An exciting opportunity to acquire this Grade II listed 'Chocolate Box' Cottage situated in a special location, in the heart of the rolling Devon Countryside with no immediate neighbours, yet a short drive from the Market Town of Holsworthy with its comprehensive range of amenities. Mentmore Cottage is thought to be over 300 years old, and is set up as an established small holding of approximately 9 acres bordered by the River Worden to the North, with a useful range of outbuildings including a former stable building. The residence itself has been superbly and sympathetically restored by the current owners, providing beautifully presented and characterful accommodation throughout with 2 bedrooms (1 ensuite) and 2 reception rooms. An internal viewing is highly recommended.



## Mentmore Cottage, Milton Damerel, Holsworthy, Devon, EX22 7DW

**Entrance Porch** - 8'1" x 2'8" (2.46m x 0.81m)

**Kitchen** - 12'10" x 8'3" (3.9m x 2.51m)

A superbly presented farmhouse kitchen comprises a quality range of free standing base units with solid wood work surfaces over incorporating an inset Twin Belfast style sink with mixer taps over. Oil fired Rayburn. Space for tall fridge/ freezer, plumbing and recess for washing machine. Window to side elevation overlooking the pretty gardens. Walk in pantry.

**Dining Room** - 9'10" x 7'5" (3m x 2.26m)

Step down from the kitchen into this dining area with a glazed door and window to rear elevation enjoying stunning views over the land and the countryside beyond. Ample space for a dining room table and chairs.

**Living Room** - 17'9" x 12'7" (5.4m x 3.84m)

A most characterful and spacious room with exposed ceiling timbers, and a superb original stone fire place with a timber mantle and slate hearth, housing a wood burning stove. Original clome oven with cast iron door and original clay door. Twin windows to front elevation, one with a charming window seat. Original front door.

**Bedroom 2** - 12' x 8'4" (3.66m x 2.54m)

Located on the ground floor is this well presented double bedroom with window to rear elevation, benefiting from a lovely view.

**Shower Room** - 6'11" x 4'7" (2.1m x 1.4m)

A fitted suite comprises an enclosed shower cubicle with a power shower, close coupled WC and wash hand basin. Window to rear.

**First Floor**

**Bedroom 1** - 12'10" x 10'1" (3.9m x 3.07m)

A stunning and spacious master bedroom with built in cupboards and window to front elevation.

**Ensuite Bathroom** - 7'6" x 7'5" (2.29m x 2.26m)

A well presented period suite comprises a roll top bath with claw feet, close coupled WC and wash hand basin. Window to front elevation.

**The Outbuildings** - A former stone built stable with 2 loose boxes and stable doors are now used as a store - 13'9 x 8'8 and a workshop - 13'9 x 8'5. A garage adjoins the side of the stables - 15'6 x 12'5.

Purpose built Garage with adjoining store 32'6 x 10'2 with tall entrance doors at the front, suitable for campervan storage.

The static caravan- The caravan and extension has been in situ since 1981 and was previously used as overflow accommodation. Now in need of refurbishment/ replacement.

**The land** - The Land at Mentmore Cottage totals approximately 9 acres, comprising formal gardens, 3 pasture paddocks, and a re wilded area with pathways located at the bottom of the banks of the pretty River Walden which benefits from 300 meters of single bank fishing. The land has been used by the current owners a productive and established small holding, whilst equally suited to equestrian use with the former stables at the top and sought after out riding considered locally.

**The Gardens** - The property is accessed via a 5 bar gate giving access to a driveway providing ample off road parking. The land can be accessed via an entrance lane off

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the Parish Road, located the other side of the Cottage. Beautifully landscaped gardens comprise a formal garden with an ornamental pond and a level lawn area with attractive planting. 2 Garden greenhouses. Lower down is a productive fruit orchard and superb kitchen garden with raised beds. The garden link directly into the attached land and enjoys elevated views.

**Services** - Mains electricity and water. Private drainage installed in 2004. An oil fired Rayburn supplies hot water, with a back up electric emersion heater.

**Agents Notes** - The property is Grade II listed with special mention to the original front door and the fireplace in the living room.

The Thatched was replaced in 2020 with the premium 'Water Reed'. The property was completely renovated to a high quality standard approximately 10 years ago.





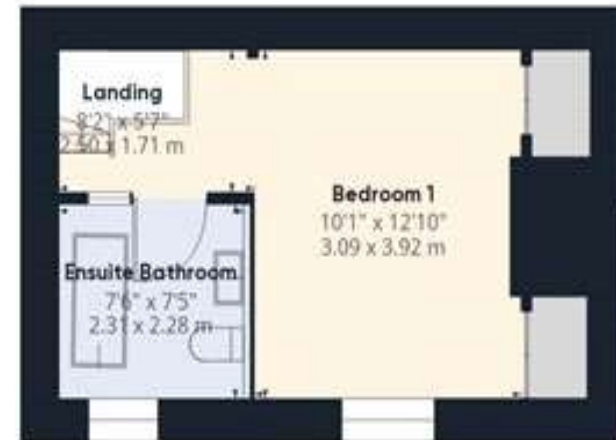
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## Floorplan



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