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Changing Lifestyles

Halldon
Clawton
Holsworthy
Devon
EX22 6QJ

Asking Price: £435,000 Freehold



Changing Lifestyles

01409 254 238
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Halldon, Clawton, Holsworthy, Devon, EX22 6QJ



- 3/4-bedroom detached period property
- 1 ensuite
- 2 reception rooms
- Spacious and versatile layout
- Generous sized landscaped gardens
- Extensive off-road parking
- Character features throughout
- Garage
- Village location
- EPC: TBC
- Council Tax Band: E



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Overview

Situated in the desirable Village of Clawton being within a few miles from the bustling market town of Holsworthy, is this stunning 3/4 bedroom (1 ensuite), 2 reception room, detached period residence offering spacious and versatile accommodation throughout with fantastic, generous sized landscaped gardens, ample off road parking and a garage.

Location

The friendly village of Clawton has a local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

Entrance Porch

Living Room - 14'10" x 13'2" (4.52m x 4.01m)

A comfortable and characterful room with exposed ceiling beams and a stone inglenook fireplace housing a wood burning stove with original clome oven. Window to front elevation, understairs cupboard.

Kitchen - 14'4" x 11'1" (4.37m x 3.38m)

A well-presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 ceramic sink drainer unit with mixer taps over. Space for range style cooker with extractor

system over. Plumbing and recess for dishwasher. Space for under counter fridge. Ample space for a breakfast table and chairs. Windows to front and rear elevations.

Dining Room - 14'11" x 14'10" (4.55m x 4.52m)

A characterful, dual aspect room with windows to front and rear elevations, exposed timbers, and a stone feature fireplace with a timber mantle and a slate hearth. Ample space for a dining room table and chairs.

Sunroom - 11'1" x 7'3" (3.38m x 2.2m)

A fully glazed room overlooking the field to the rear. French glazed double doors to the rear courtyard.

Utility Room - 8'2" x 4'5" (2.5m x 1.35m)

Plumbing and recess for a washing machine and tumble dryer.

Shower Room - 9'8" x 4'5" (2.95m x 1.35m)

A walk in shower with mains fed shower connected. Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 14'11" x 12'1" (4.55m x 3.68m)

A spacious master bedroom with windows to front and rear elevations, fitted wardrobes. Opening through to-

Dressing Room - 10'10" x 9'1" (3.3m x 2.77m)

Window to rear elevation. Door to-

Ensuite - 9' x 7'3" (2.74m x 2.2m)

Enclosed shower cubicle with a power shower connected. Close coupled WC and wash hand basin. Window to front elevation.

Bedroom 2 - 15'1" x 10'1" (4.6m x 3.07m)

A generous size double bedroom with windows to front and rear elevations.

Bedroom 3 - 11'8" x 9'5" (3.56m x 2.87m)

A double bedroom with window to front.

Bathroom - 8'3" x 8' (2.51m x 2.44m)

A well presented fitted suite comprises an enclosed bath, a walk in shower, a vanity unit with an inset wash hand basin and a close coupled WC. Window to front.

Garage - Up and over vehicle entrance door. Power and light connected.

Outside - The property is accessed via a five-bar gate giving access to a gravel laid driveway providing extensive off road parking. The main part of the garden is at the front of the property, being predominantly laid to lawn bordered by a tall hedge providing privacy. Mature and attractive planting. A paved patio area and garden pergola provide the ideal spot for alfresco dining. The rear gardens are laid out for ease of maintenance and bordered by a stock proof fence. Garden greenhouse.

Services - Mains electricity and water. Private drainage. Oil fired central heating.

Directions

From Holsworthy proceed on the A388 Launceston road for about 3 miles, and upon reaching Clawton proceed through the village where the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.



Floorplan



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