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Changing Lifestyles

Marys Cottage
Chilla
Beaworthy
Devon
EX21 5XE

Asking Price: £490,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Marys Cottage, Chilla, Beaworthy, Devon, EX21 5XE



- 3 BEDROOMS
- 1 ENSUITE
- BEAUTIFULLY RENOVATED COTTAGE
- 4.75 ACRE SMALL HOLDING
- EQUESTRIAN POTENTIAL
- RANGE OF OUTBUILDINGS
- VIEWS OVER DARTMOOR
- LARGE GARDENS
- DEVELOPMENT POTENTIAL FOR A SEPERATE DWELLING
- EPC: E
- Council Tax Band: B



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Location

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after about 4 miles, upon reaching Dunsland Cross, turn right onto the A3079 Okehampton road. Follow this road for about 4 miles and you will reach a mini-roundabout in the centre of Halwill Junction. Turn left at the roundabout and proceed for some 1.2 miles where Marys Cottage will be found on the right-hand side.



Overview :

An exciting opportunity to acquire this 4.75 acre smallholding with a 3 bedroom, 1 ensuite semi detached period property that is believed to be approximately 400 years old. The current owners have completely renovated and extended the home, which now offers superbly presented and characterful accommodation throughout, with spacious living space, an ensuite bedroom on the ground floor, with two double bedrooms and a bathroom on the first floor. The land is gently sloping and South facing suitable as a small holding or for equestrian use with a useful range of outbuilding. The land and residence boasts stunning views over Dartmoor and the surrounding countryside. To the side of the property is an area that has great planning potential for a separate dwelling, subject to gaining the necessary consents.



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Entrance Porch - Vaulted ceiling, cupboards either side, with plumbing for washing machine and tumble dryer. LPG fired central heating boiler.

Kitchen/ Diner - 20'3" x 12'10" (6.17m x 3.9m)

A triple aspect room with a wealth of natural light houses a fitted superbly presented fitted kitchen comprising a range of base and wall mounted units, with granite work surfaces over incorporating an inset 1 1/2 sink. Space for range style cooker, tall fridge and freezer. Integral dishwasher and microwave, breakfast bar. Ample space for a dining room table and chairs.

Living Room - 21'3" x 12' (6.48m x 3.66m)

A spacious, light and airy room with window and French glazed double doors to rear elevation enjoying fantastic views of Dartmoor. A feature wood burning stove sits on a slate hearth. Window seat and exposed timbers.

Boot Room - 5'7" x 4'3" (1.7m x 1.3m)

Bedroom 2 - 11'6" x 8'6" (3.5m x 2.6m)

A ground floor bedroom with window to rear elevation.

Ensuite - 6'9" x 3'11" (2.06m x 1.2m)

A fitted suite comprises an enclosed shower cubicle with a mains fed shower connected. A vanity unit houses a concealed cistern WC and inset wash hand basin. Window to side elevation.

First floor

Bedroom 1 - 10' x 9'2" (3.05m x 2.8m)

A generous size master bedroom with window to rear elevation, enjoying views over the land and the surrounding Devon Countryside.

Bedroom 3 - 8'5" x 6'6" (2.57m x 1.98m)

A double bedroom with window to rear elevation.

Bathroom - 5'8" x 5'1" (1.73m x 1.55m)

A fitted suite comprises an enclosed

Outside - At the front of the property is a gravel laid area giving access to the front door, a pedestrian gate gives access to the rear gardens. To the right is a driveway with twin gates opening up into a further yard area providing extensive off road parking, this area has development potential considered, subject to gaining the necessary consents. A substantial car port and covered store can be accessed directly off the road and from the rear gardens. A timber lodge is now used as a workshop is split into two rooms with a wood burning stove, and plumbing and electric connected. The gardens are of a generous size being principally laid to lawn with a productive vegetable garden and an orchard, as well as several seating areas designed to take in the stunning views over surrounding countryside and beyond to Dartmoor.

The Land - The land adjoins the rear gardens and totals approximately 4.75 acres. The land is gently sloping to the south, comprising two paddocks with a small area of copse that borders the picturesque stream.



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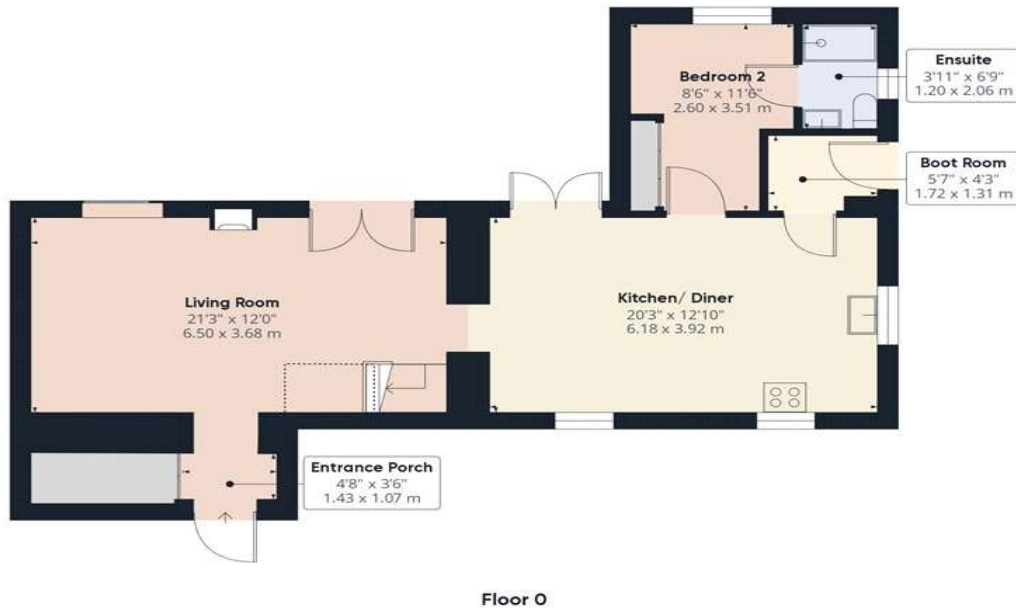
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Floorplan



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