





KITLEIGH COTTAGE,

Week St. Mary, Holsworthy, Devon, EX22 6XB

Price £795,000

- Sensitively and tastefully improved detached period property
- Located in the peaceful countryside, 6 miles from the rugged North Cornwall coastline
- Sitting room with wood burner, study/snug, kitchen/dining/garden room with green oak frame
- Four bedrooms, stunning principal bedroom with dressing room, ensuite, further two bath/shower rooms
- Detached green oak garage block with studio above, 0.4 acre of landscaped gardens

Kitleigh Cottage has been sensitively and tastefully improved and extended, offering exceptional charming accommodation with stunning country and coastal views and the scope for dual family occupancy.

Located in the peaceful countryside on the outskirts of the village of Week St. Mary in North Cornwall. The property is a 6 mile drive to the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

This characterful property offers an entrance porch and double height hall with slate tiled flooring, sitting room with wood burner, study/snug with slate flagstone flooring and wood burner, large open plan kitchen/dining/garden room with a green oak frame to the garden room, bespoke handmade kitchen, utility, four bedrooms with a stunning principal bedroom with dressing room, ensuite shower room and balcony offering coastal views, guest bedroom with ensuite shower and separate bathroom.

Outside there is extensive gravel off road parking, green oak double garage block with an external staircase which leads to a studio room above with ensuite shower. The property sits in approximately 0.4 of an acre of beautiful landscaped gardens with pretty kitchen/herb garden and vegetable garden with greenhouse.





DIRECTIONS

From Bude proceed up to the A39 and head south towards Camelford. After approximately 2 miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction and turn right, following the road for 2 miles until entering the village of Week St Mary. At the next T-junction turn left passing the village shop and follow the road out of the village and continue on Stewarts Road for approximately 1 mile and the property will be located on the left hand side.

ENTRANCE PORCH

5' 9" x 3' 6" (1.75m x 1.07m) Entering via a wooden framed glazed door to the entrance porch is the granite lintel and doors to built-in cupboard with shelving and electric meter. Opening into:-

ENTRANCE HALL

Part double height vaulted ceiling, wooden beams with exposed underside of the wooden flooring upstairs, stairs ascending to the first floor and slate tiled flooring.

SNUG/STUDY

13' 00" x 12' 3" (3.96m x 3.73m) A characterful dual aspect reception room with wooden framed double glazed window to the front elevation with window seat and matching window to the rear with wooden lintels, wooden beams with exposed undersides of the wooden upstairs to the ceiling. Fireplace with wooden lintel and stone base with slate hearth with wood burning stove, original bread oven, slate flagstone flooring and radiator.

REAR LOBBY

5' 11" x 5' 7" (1.8m x 1.7m) Wooden framed double glazed window to the rear elevation offering a pleasant outlook across the kitchen garden, slate tiled flooring and door to:-

OPEN PLAN KITCHEN/DINING/GARDEN ROOM

25' 1" x 24' 7" (7.65m x 7.49m) An impressive open plan triple aspect multi zone room with wooden framed double glazed window to the front elevation and wooden framed glazed stable style door overlooking the kitchen garden and full height wooden double glazed windows and matching french doors to them rear elevation offering stunning coastal and countryside views. Vaulted ceiling with exposed green oak wooden beams and posts to the garden room, Jotul wood burning stove which sits on a slate hearth, two radiators, painted wooden flooring and slate tiled flooring to the kitchen area.

The kitchen is finished with a range of bespoke wooden painted base units with Silverstone worksurface with matching upstand and undermounted Belfast sink, central island/butchers block, space for range style LPG gas

cooker, space and plumbing for dishwasher, space and plumbing for American style fridge/freezer and built in pantry cupboard.

UTILITY ROOM

7' 9" x 6' 3" (2.36m x 1.91m) Wooden framed double glazed window to the rear elevation offering a pleasant outlook across the kitchen garden. Fitted wall and base units with solid wooden worksurface with undermounted Belfast sink, space and plumbing for washing machine, space for tumble dryer, slate tiled flooring and door to cupboard housing the pressurised hot water cylinder.

SECOND HALL

A split level hall with a wooden framed glazed door to the front elevation and doors serve the following rooms:-

CLOAKROOM

5' 2" x 2' 11" (1.57m x 0.89m) Composite top with undermounted sink, chrome mixer tap, toilet bowl with concealed cistern, tiled flooring and radiator.

SITTING ROOM

14' 10" x 13' 00" (4.52m x 3.96m) A dual aspect sitting room with twin wooden framed double glazed windows to the front elevation and wooden framed single glazed window to the rear. Painted beams to the ceiling, large fire place with wooden lintel, wood burning stove, original bread oven and radiator.

BEDROOM ONE

16'8 max' 14'2 min" x 14' 1" (5.23m x 4.29m) A beautiful principal triple aspect bedroom with twin low level wooden framed double glazed windows to the front elevation, wooden framed double glazed door to the side leading out onto the balcony and Velux window to the rear. Part exposed wooden 'A' frames and radiator.

BALCONY

12' 000" x 5' 1" (3.66m x 1.55m) A timber balcony offering stunning countryside and coastal views with steps leading down to the decked seating area and beautiful landscaped gardens.

DRESSING ROOM

10' 3" x 6' 8" (3.12m x 2.03m) Fitted with a range of built in wardrobes, radiator, Velux window to the front elevation and door to:-

ENSUITE

10' 7" x 4' 11" (3.23m x 1.5m) Velux window to the rear elevation and part wooden panelling to the walls. Double shower enclosure with mains fed soak head shower with separate hand attachment, wall hung wash hand basin with integrated towel rail, toilet bowl with concealed cistern, tiled flooring and chrome wall mounted heated towel rail.

BEDROOM FOUR

11' 1" x 7' 1" (3.38m x 2.16m) A single bedroom with a wooden framed double glazed window to the front elevation and radiator.

GROUND FLOOR BATHROOM

12' 3" x 7' 4" (3.73m x 2.24m) Wooden framed double glazed window to the front elevation with window seat and wooden lintel, wooden beams, exposed underside of the wooden flooring upstairs, part wood panelling to the walls. Cast iron roll top bath with 'telephone' shower attachment, double shower enclosure with mains fed shower, pedestal wash hand basin, toilet bowl with concealed cistern, slate tiled flooring and, chrome heated towel rail and radiator.

FIRST FLOOR

Wooden framed double glazed window to the front elevation and doors serve the following rooms:-

BEDROOM TWO

13' 4" x 11' 4" (4.06m x 3.45m) A bright and spacious double bedroom with part exposed wooden 'A' frames and beams, wooden framed double glazed window to the front elevation with window seat and radiator. Door to:-

ENSUITE

5' 5 max" x 5' 4 max" (1.65m x 1.63m) Corner shower enclosure with mains fed shower, wall hung wash hand basin and toilet bowl with concealed cistern.

BEDROOM THREE

14' 4" x 8' 2" (4.37m x 2.49m) A double bedroom with wooden framed double glazed window to the front elevation, part exposed wooden 'A' frame and beams and radiator.

DOUBLE GARAGE

19' 00" x 17' 8" (5.79m x 5.38m) Twin up and over doors with light and power connected, covered log store to the side and storage unit. External staircase ascending to:-

STUDIO

12' 7" x 10' 6" (3.84m x 3.2m) Wooden framed double glazed windows to the front gable, and twin Velux windows to the side, wooden framed glazed door to the rear. Part restricted head space and door to:-

SHOWER ROOM

6' 2" x 3' 8" (1.88m x 1.12m) Double shower enclosure, wall hung wash hand basin, toilet bowl with concealed cistern.

OUTSIDE

To the front of the property there is a low stone wall and a gravel drive providing extensive off road parking in front of the garage block. The property sits in approximately 0.4 of an acre of beautiful established gardens. There is a pretty kitchen garden with raised vegetable/herb beds which can be accessed from the kitchen. To the side of the there is a wooden five bar gate, plus further pedestrian gate which give access to an old tree lined driveway which leads to the garden. A large, decked seating area which can be accessed via the kitchen/dining/garden room offers stunning views across to the countryside and coastline. Steps from the decking give access to the first lawn with attractive flower beds, further steps lead down an attractive gravel seating area, further lawn. From here you can access the greenhouse 9'11 x 8'00 Stone and block base with timber glazed windows and roof, cold water tap and workshop 15'10 x 7'11.

COUNCIL TAX

Band E

SERVICES

Mains electricity, mains water. Private drainage. Oil fired central heating.

TENURE

Freehold



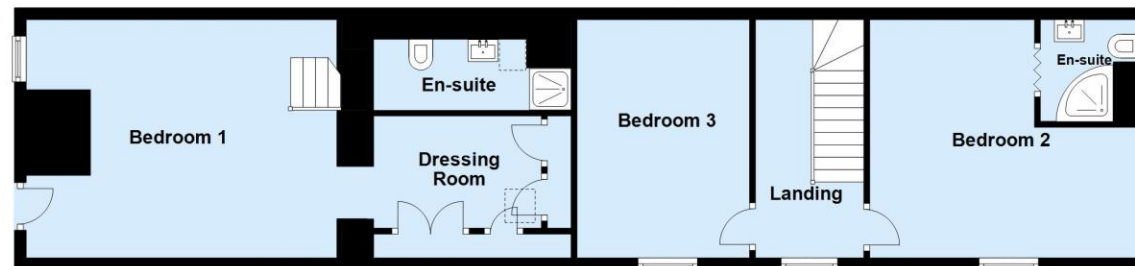
Ground Floor

Approx. 129.9 sq. metres (1397.8 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



Total area: approx. 204.9 sq. metres (2205.4 sq. feet)

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FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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