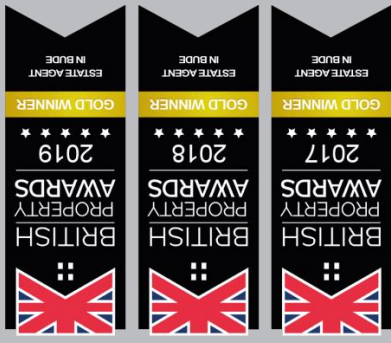


01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



Energy Efficiency Rating	
Current	Potential
77	83

Energy Efficiency Rating Legend:

- A (82+)
- B (81-81)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

www.epca.gov.uk

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



The Property Professionals...



Mill View, Trewyn Road

Holsworthy, Devon, EX22 6JR

Guide Price £575,000

- Spacious detached property which sits in approx. 1.6 acres
- Development opportunity with outline planning for three properties
- Located on the edge of the thriving historic market town of Holsworthy
- Living room, kitchen dining room, conservatory
- Three bedrooms, two bathrooms and utility room



The property professionals

Mill View, Trewyn Road

Holsworthy, Devon, EX22 6JR

Guide Price £575,000

Mill View offers an exciting lifestyle or development opportunity to purchase a detached property which sits in approximately 1.6 acres of grounds with the benefit of outline planning permission for three detached properties within the grounds, located on the edge of the thriving historic market town of Holsworthy.

The property offers an entrance hall, spacious living room, kitchen dining room with patio doors out to a conservatory, utility room, ground floor bedroom and bathroom. On the first floor there are two further bedrooms, bathroom and a useful storeroom.

Outside there is an attached single garage, extensive off road parking, a useful detached stone outbuilding with attached store. The garden and grounds are enclosed via mature trees, hedgerows and banks, Available with no onward chain.

ENTRANCE HALL

15' 1" x 7' 9" (4.6m x 2.36m) Entering via a solid wooden door with wooden double glazed fixed side panel to the entrance hall with UPVC double glazed window to the front elevation, stairs ascending to the first floor with understairs cupboard. Radiator. Doors serve the following rooms:-

LIVING ROOM

18' 9" x 12' 3" (5.72m x 3.73m) A bright and spacious dual aspect reception room with a UPVC double glazed window to the front elevation and wooden framed double glazed window to the rear offering views over the gardens. Stone fireplace surround with slate hearth, inset wood burner gas effect fire two radiators and two storage cupboards. Interconnecting door into the garage.

KITCHEN/DINING ROOM

22' 7" x 10' 6" (6.88m x 3.2m) Wooden framed double glazed window to the rear elevation over looking the gardens and aluminium double glazed patio door leading out to the conservatory. The kitchen is fitted with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer, integrated electric oven, inset gas hob and integrated fridge. Radiator.

CONSERVATORY

14' 5" x 7' 11" (4.39m x 2.41m) Timber construction with double glazed windows to three elevations and wooden double glazed doors leading out to the gardens.

UTILITY ROOM

10' 4" x 7' 1" (3.15m x 2.16m) Wooden framed double glazed window to the

side elevation and wooden framed obscure double glazed door to the rear. Brick plinth with Belfast sink, wall mounted consumer unit and Firebird oil fired boiler.

BEDROOM ONE

11' 2" x 10' 3" (3.4m x 3.12m) A spacious double bedroom with UPVC double glazed window to the front elevation, built-in wardrobes and radiator.

BATHROOM

10' 00" x 6' 8" (3.05m x 2.03m) Wooden framed obscure double glazed window to the side elevation, panelled enclosed bath, shower enclosure with mains fed shower, pedestal wash hand basin, bidet, WC and wall mounted radiator.

FIRST FLOOR LANDING

11' 6" x 8' 8" (3.51m x 2.64m) A gallery landing with Velux windows to the front and rear elevations, radiator and door to eaves storage. The ideal space for a home office or a place to sit and read a book. Door to airing cupboard housing the factory lagged hot water cylinder.

BEDROOM TWO

13' 3" x 12' 2" (4.04m x 3.71m) A spacious double bedroom with Velux window to the rear elevation. Radiator.

BEDROOM THREE

12'11 max' 9'3 min" x 7'3 max' 5'1 min" (3.89m x 2.26m) A single bedroom with Velux window to the rear elevation. Radiator.

BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m) Panel enclosed bath, pedestal wash hand basin, WC and radiator.

STORE ROOM

13' 2" x 8' 4" (4.01m x 2.54m) Wooden framed double glazed window to the front elevation. Currently used as a store room but with the relevant planning and building regulation consents could be used as a further bedroom.



OUTSIDE

The property is approached via twin wooden five bar gates which open onto extensive off road parking. The property sits in approximately 1.6 acres of garden and grounds with mature trees and hedgerows to the boundaries.

GARAGE

18' 11" x 10' 6" (5.77m x 3.2m) Electrically operated up over door, wooden framed obscure pedestrian door to rear elevation. Light and power connected.

BARN

25' 10" x 11' 10" (7.87m x 3.61m) Useful slate roofed outbuilding with adjoining store 19'11" x 9'9".

PLANNING PERMISSION

The outline planning consent is for three detached dwellings with all matters reserved except access.

The planning application number 1/0525/2023/OUT

The local planning authority is Torridge District Council and all plans and documents can be viewed by searching their online planning portal via www.torridge.gov.uk

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TENURE

Freehold

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy, take the left-hand turning opposite Bude Road Garage, signposted Chilsworthy, into Trewyn Road. Follow this road and over the mini roundabout and the property will be located a short distance along on the right hand side.

