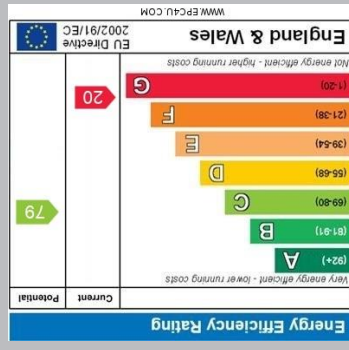
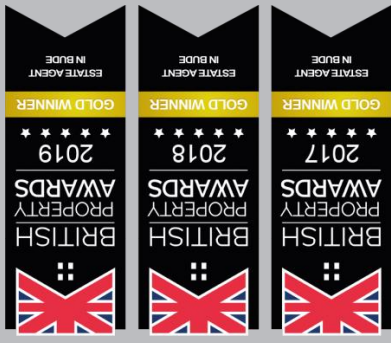


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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...



Lambley Lodge,

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

Price £499,950

- Pretty and charming period property
- Located in the peaceful countryside village of Week St. Mary
- Sitting room with open fire, living room, kitchen dining family room, conservatory
- Three bedrooms with en-suite to the principal bedroom and separate family bathroom
- Double garage, off road parking and extensive well maintained gardens. No chain



The property professionals

Lambley Lodge,

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

Price £499,950

Lambley Lodge is a charming period property, originally built in 1895 with an additional wing added in the 1920s. Nestled within a spacious plot in the tranquil countryside village of Week St. Mary, North Cornwall, this property offers the perfect rural retreat. The rugged North Cornwall coastline, along with the popular sandy beaches of Bude and Widemouth Bay, is just a short 5-mile drive away.

The well-presented accommodation includes a welcoming entrance porch and hall, a cosy sitting room with an open fireplace, a dual-aspect living room, and a spacious kitchen/dining/family room with a feature fireplace and an adjoining conservatory. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an ensuite shower room, and a separate family bathroom.

Outside, the property is approached via a tarmac driveway, providing ample off-road parking, a detached double garage, and extensive, beautifully maintained gardens to the rear. Available with no onward chain.

PORCH

4' 10" x 4' 2" (1.47m x 1.27m) Entering via a wooden framed glazed door to the entrance porch with vaulted wooden frame glazed roof and wooden glazed windows to either side, two corner display shelves and wooden framed glazed door opening into:-

ENTRANCE HALL

Stairs ascending to the first floor, and doors serve the following rooms:-

SITTING ROOM

14' 9" x 9' 6" (4.5m x 2.9m) A cosy reception room with UPVC double glazed window to the front elevation overlooking the well maintained gardens. Picture rail, open fire with wooden and tiled surround, tiled hearth, fitted cupboard with shelving above and a wall mounted electric radiator. Sliding door to the inner hall.

LIVING ROOM

14' 8" x 9' 8" (4.47m x 2.95m) A dual aspect room with UPVC double glazed windows to the front and side elevations overlooking the well maintained gardens. Picture rail, feature fireplace with wooden surround and tiled hearth, inset electric effect wood burner and a wall mounted electric radiator. Sliding door to the inner hall.

INNER HALL

Door to the under stairs storage cupboard and steps down to:-

KITCHEN DINING FAMILY ROOM

23' 00" x 11' 1" (7.01m x 3.38m) A spacious dual aspect room with UPVC double glazed windows to the side and rear elevations overlooking the gardens. Beams to the ceiling, dado rail, feature fireplace with tiled hearth,

built in dresser unit and wall mounted electric radiator.

The kitchen is finished with a range of matching units with fitted work surface, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor hood, integrated high level electric double oven and space for freestanding fridge freezer. Door to:-

CONSERVATORY

15' 7" x 6' 10" (4.75m x 2.08m) Double glazed windows to the rear and side elevations overlooking the beautiful well maintained gardens and two double glazed doors to either side. Fitted work surface with space and plumbing for washing machine, electric wall heater and tiled flooring.

FIRST FLOOR

A split level landing with two loft hatch's, airing cupboard with hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE

13' 1" x 11' 2" (3.99m x 3.4m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the rear and side elevations overlooking the gardens and over towards the coastline. Fitted bedroom furniture comprises of wardrobes, chest of drawers and dressing table. Wall mounted electric radiator. Door to:-

ENSUITE

8' 00" x 3' 8" (2.44m x 1.12m) UPVC obscure double glazed window to the rear elevation, shower enclosure with electric shower, pedestal wash hand basin, WC and electric heated towel rail.

BEDROOM TWO

14' 11" x 9' 9" (4.55m x 2.97m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the front and side elevations overlooking the gardens. Feature fireplace, built in cupboard and wall mounted electric radiator.



BEDROOM THREE

14' 11" x 9' 6" (4.55m x 2.9m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Feature fireplace, vanity unit with insert basin and wall mounted electric radiator.

BATHROOM

8' 2" x 5' 8" (2.49m x 1.73m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath, pedestal wash hand basin with mirror fronted cabinet above with lighting and shaver socket, WC, part wall tiling, wall mounted electric radiator and electric towel rail.

DOUBLE GARAGE

17' 7" x 17' 4" (5.36m x 5.28m) Electrically operated up and over door, light and power connected, double glazed window to rear elevation and double glazed pedestrian door to the side.

OUTSIDE

To the front of the property there is a tarmac driveway with mature hedge to the front, two areas of lawn and attractive shrubs and trees. Side gate and path leads to the generous enclosed rear gardens with the garden laid mainly to lawn with a paved patio seating area being accessed from the conservatory and a bricked built BBQ. There is a pond with waterfall, attractive and well maintained flower beds, two apple trees, walnut trees, yew trees and a summerhouse and greenhouse with established grape vine.

COUNCIL TAX

Band D

SERVICES

Mains electricity and water. Sunflow digitally controlled electric heating system providing 24/7 timer thermostat for each radiator. Drainage via shared septic tank with the next door neighbour. FTTH (fibre-to-the-home)

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



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 30mph zone of the village of Week St Mary, turn right opposite the village tennis court/playing field up a shared tarmac drive and the property will be located on the right hand side with name plaque clearly displayed.

