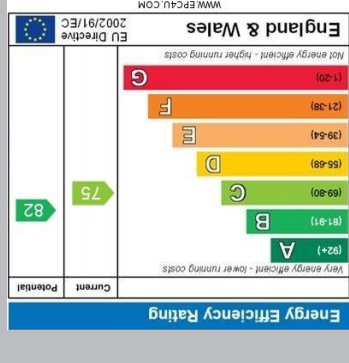


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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Clifton Cottage,

Week St Mary, Holsworthy, Devon, EX22 6UH

Price £369,950

- Spacious and well presented semi detached cottage
- Located in the peaceful countryside village of Week St. Mary
- Sitting room with wood burner, south aspect dining room, kitchen breakfast room
- Four double bedrooms, ensuite to the principal bedroom, separate bathroom
- Enclosed south facing gardens, BBQ hut and garage/store



The property professionals

Clifton Cottage,

Week St Mary, Holsworthy, Devon, EX22 6UH

Price £369,950

Clifton Cottage is a spacious semi detached cottage with parts believed to date back to the early 1800's, located in the tranquil countryside village of Week St. Mary, North Cornwall. 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 comprises, a spacious and cosy sitting room with original beams and wood burner, south facing dining room with french doors leading out to the pretty landscaped gardens, oak painted kitchen and cloakroom. On the first floor there are four double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there are pretty landscaped south facing gardens which are laid to lawn with steps up to a gravel garden with a BBQ hut and a useful garage/store.

LIVING ROOM

22' 5" x 16' 7" max' 13' 3" min" (6.83m x 5.21m) Entering via a UPVC door with UPVC obscure double glazed opening window to the sitting room. A bright, spacious, cosy reception room with twin UPVC double glazed windows to the front elevation with deep slate windowsills, turning staircase ascending to the first floor with under stairs cupboard. Attractive beams to the ceiling, old window opening with slate shelves, two feature recesses with slate shelves, slate hearth with wood burner, engineered oak wood flooring and two radiators. Door to:-

DINING ROOM

14' 9" x 11' 5" (4.5m x 3.48m) A bright and spacious dual aspect reception room with UPVC double glazed window to the side elevation overlooking the well maintained landscaped gardens and UPVC double glazed french doors leading out onto the patio seating area. Radiator.

LOBBY

Door from the living room leads to the lobby with beams to ceiling, radiator and tiled flooring. Door to:-

WC

6' 7" x 2' 7" (2.01m x 0.79m) Attractive beams to the ceiling, exposed wooden lintel, UPVC obscure double glazed window to the rear elevation. Part wooden panelling to the lower walls, freestanding wash hand basin which sits on a Corian top and push button low flush WC.

KITCHEN/BREAKFAST ROOM

13' 6" x 9' 6" (4.11m x 2.9m) A dual aspect kitchen breakfast room with UPVC double glazed windows to the rear and side elevations overlooking

the landscaped gardens and UPVC obscure double glazed door. Inset lighting and tiled flooring.

The kitchen is finished with a range of matching oak wall and base units finished in Farrow Ball Hague Blue with contrasting Corian worksurface with incut drainer and undermounted sink and breakfast bar seating for three. Space for gas and electric range style cooker with extractor canopy, integrated dishwasher, cupboard housing the gas fired boiler. Cupboard with UPVC double glazed window to the side elevation and space and plumbing for washing machine.

FIRST FLOOR

Loft hatch access with pull down ladder, radiator and slate display shelf. Doors serve the following rooms:-

BEDROOM ONE

12' 8" x 9' 6" (3.86m x 2.9m) A bright and spacious principal dual aspect double bedroom with UPVC double glazed windows to the rear and side elevations overlooking the landscaped gardens. Radiator and built in cupboard. Door to:-

ENSUITE

9' 6" x 4' 5" max" (2.9m x 1.35m) Inset lighting, double shower enclosure with mains fed shower, vanity unit with inset basin, toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

BEDROOM TWO

14' 9" x 11' 7" (4.5m x 3.53m) A bright and spacious double bedroom with a large UPVC double glazed window to the side elevation overlooking the gardens and village. Radiator.

BEDROOM THREE

11' 1" x 10' 2" (3.38m x 3.1m) A double bedroom with a UPVC double glazed window to the front elevation. Radiator.



BEDROOM FOUR

12' 6" x 8' 2" (3.81m x 2.49m) A double bedroom with a UPVC double glazed window to the front elevation. Radiator.

BATHROOM

8' 11" x 6' 8" (2.72m x 2.03m) Inset lighting, UPVC double glazed window to the rear elevation with deep slate windowsill. 'P' shaped panel enclosed bath with curved glass shower screen, mains fed shower, pedestal wash hand basin, push button low flush WC, attractive tiled walls and airing cupboard with hot water cylinder with immersion heater.

GARAGE

19' 00" x 7' 1" (5.79m x 2.16m) UPVC obscure double doors to the front elevation and UPVC obscure double glazed doors to the side.

OUTSIDE

Wooden side gate leads to the enclosed south facing garden with stone wall and hedge boundary to the front. Patio seating area which can be accessed via the dining room with steps up to area of lawn with attractive planting and established trees. Woodland theme garden with slate steps and further garden sleeper steps leads up to a gravel garden with an attractive BBQ hut.

COUNCIL TAX

Band B

SERVICES

All mains services are connected. Solar PV panels

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 village of Week St Mary. At the next T-junction turn left and the property will be located on the left hand side.

