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BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Current

Potential

85

85

Energy Efficiency Rating

Current

Potential

85

85

estate agents

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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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# Little Hawkes , Horslett Hill

Clawton, Holsworthy, Devon , EX22 6RS

- Charming semi detached period cottage
- Located in a peaceful and rural setting in the Tamar Valley
- Sitting room with wood burner, dining room, kitchen/sun room
- Two double bedrooms, ground floor bathroom
- Small garden to the front, mature enclosed gardens to the rear

Price £265,000

The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted Holsworthy. Follow this road out of Stratton until reaching Red Post and turn right towards Launceston.. Stay on this road, passing through the village of Whitstone, take the first left hand turning signposted North Tamerton, continue on down this road through the village and over the first bridge, immediately turn right signposted Clawton, proceed on this road for approximately 1/4 mile and the property will be located on the left hand side.

## Little Hawkes , Horslett Hill

Clawton, Holsworthy, Devon , EX22 6RS

Price £265,000

Little Hawkes is a pretty and charming semi detached period cottage, located in a peaceful and rural setting in the Tamar Valley, located approximately 5 miles from the market town of Holsworthy and 13 miles to the coastal town of Bude!

Internally the property offers an entrance porch and hall, sitting room with wood burner and cloam oven to the side, dining room, kitchen with adjoining sun room, two double bedrooms and a bathroom.

Outside there is a small garden to the front, whilst to the rear the enclosed established gardens are laid to lawn with decked seating area with pergola with Wisteria and summerhouse.

### ENTRANCE PORCH

**4' 11" x 4' 0" (1.5m x 1.22m)** Entering via a UPVC obscure double glazed door to the entrance porch with UPVC double glazed windows to the front and side elevations. Wooden door to:-

### HALL

Staircase ascending to the first floor and door to:-

### SITTING ROOM

**12' 5" x 9' 4" (3.78m x 2.84m)** A cosy reception room with a UPVC double glazed window to the front elevation overlooking the gardens. Beams to ceiling, feature fireplace with stone hearth and inset wood burner, feature stone clove oven to side, television point and radiator.

### INNER HALL

Useful under stairs storage and door to:-

### DINING ROOM

**12' 5" x 8' 0" (3.78m x 2.44m)** A dual aspect reception room with UPVC double glazed window to the front elevation overlooking the garden and UPVC double glazed window to the side. Radiator.

### KITCHEN/ SUN ROOM

**19' 00" x 9'9 max' 7'5 min" (5.79m x 2.92m)** UPVC double glazed window to the rear elevation over the garden and UPVC double glazed windows and French doors to the side and rear. Two radiators.

The kitchen is finished with a range of wall and base units with solid wooden work surface and granite work surface with attractive tiled splash back, inset ceramic sink and drainer with mixer tap, space for range style cooker, space and plumbing for dishwasher, space and plumbing for washing machine and space for tumble dryer.

### BATHROOM

**8' 11" x 7' 6" (2.72m x 2.29m)** UPVC obscure double glazed window to the rear elevation. Panel enclosed bath with electric shower, pedestal wash hand basin, WC, radiator and attractive wooden panelling to the lower walls.

### FIRST FLOOR

UPVC double glazed window to the rear elevation with deep windowsill overlooking the countryside. Doors serve the following rooms:-

### BEDROOM ONE

**12' 3" x 11'6 max' 9'4 min" (3.73m x 3.58m)** A spacious dual aspect principal bedroom with UPVC double glazed window to the front elevation overlooking the countryside and UPVC double glazed window to the rear.

### BEDROOM TWO

**13' 4" x 8'9 max' 7'2 min" (4.06m x 2.62m)** A dual aspect double bedroom with UPVC double glazed windows to the front and rear elevations overlooking the countryside. Built in wardrobe and further storage cupboard.

### OUTSIDE

To the front of the property the garden is laid to gravel with attractive and established flower beds with side gate and path leading to the enclosed rear gardens. The majority of the gardens are located to the side and rear and are laid to lawn with a feature pond, attractive mature flower beds, useful tool shed and greenhouse to one corner



with an area which could be used for a vegetable patch, range of fruit trees to include cherry and Bramley apple tree. There is a decked seating area with pergola and beautiful Wisteria, summerhouse with useful store to the side.

Opposite side of the country lane is an area providing off road parking which the cottage has used for a number of years, although this area does not belong to Little Hawkes.

### COUNCIL TAX

Band C

### SERVICES

Mains electricity and water. Oil fired central heating. Private drainage via cesspit, shared with next door.

### TENURE

Freehold

