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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

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

87 74

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

01288 355 828

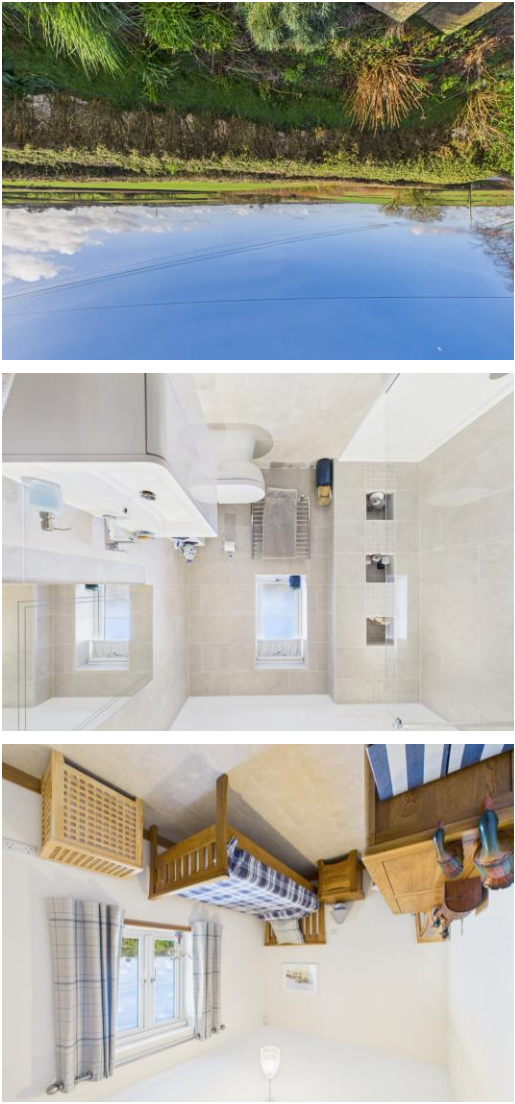
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www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB



Approximate total area<sup>(n)</sup>

84.4 m<sup>2</sup>

910 ft<sup>2</sup>

Reduced bedroom

5.3 m<sup>2</sup>

56 ft<sup>2</sup>



*The Property Professionals...*

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# The Beeches ,

Whitstone, Holsworthy, Devon , EX22 6TX

Price £395,000

- A modern and spacious well appointed detached house
- Edge of village location offering pleasant countryside views
- Open plan 16ft high vaulted kitchen/living/dining room, first floor living room
- Two double bedrooms, separate shower room
- Extensive off road parking, easy maintenance hard landscaped gardens and timber workshop

The property professionals



COLWILLS

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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

Directions

From the centre of Bude proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford, then turn right onto the A3072 towards Holsworthy. Follow this road along for approximately 3 miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston. Follow this road for a few miles and upon reaching the village of Whitstone proceed through the 30 mph zone and turn left just after the village shop. The property will be located a short distance along on the left-hand side.

The Beeches ,

Whitstone, Holsworthy, Devon , EX22 6TX

Price £395,000

The Beeches is an attractive, high-specification detached home built approximately seven years ago by the current owners, enjoying delightful countryside views with Dartmoor visible on clear days.

Situated in an edge village location of the popular village of Whitstone which offers a popular primary school and local shop/post office and is some five miles from the coast and within easy access to the towns of Bude, Holsworthy and Launceston with all their amenities.

The property further benefits from attractive tiled flooring with underfloor heating throughout the ground floor, along with quality oak joinery to include open tread staircase, skirting boards, door architraves and windowsills throughout.

The internal accommodation briefly comprises; vaulted entrance porch, generous hall, bright and spacious open plan vaulted 16ft high kitchen/living/dining room with wood burner, first floor galleried living room which could offer an occasional bedroom three, two double bedrooms and a well appointed shower room.

Outside there is extensive off road parking, hard landscaped mature gardens with artificial lawn and large detached timber workshop/shed.

**ENTRANCE PORCH**  
**6' 5" x 5' 7" (1.96m x 1.7m)** Entering via a composite obscure double glazed door to the vaulted entrance porch with Velux windows to either side, wall mounted consumer unit, oak skirting boards, door architraves and attractive tiled flooring underfloor heating. Oak glazed door opening into:-

**ENTRANCE HALL**  
Large built in cupboard housing the pressurised hot water cylinder and underfloor heating manifolds, oak skirting boards, door architraves and attractive tiled flooring with underfloor heating. Oak doors serve the following rooms:-

**OPEN PLAN LIVING KITCHEN DINING ROOM**  
**19' 10" x 18' 3" (6.05m x 5.56m)** A bright and spacious dual aspect reception room with 16'3 high vaulted ceilings with inset lighting, electrically operated Velux window, UPVC double glazed windows to the front and rear elevations overlooking the gardens and countryside with Dartmoor visible on a clear day and composite double glazed stable style door to the rear. Feature fireplace with tiled hearth, decorative feature lighting, oak wooden mantle and wood burner, high level socket, television point and CAT5 data point, solid oak open tread staircase to the first floor, oak windowsills, door architraves, skirting boards and attractive tiled flooring with underfloor heating.

The kitchen is finished with range of matt cashmere colour base units with solid oak worksurface with matching upstand, inset one half bowl

stainless steel and glass sink and drainer with mixer tap, integrated Neff slide and hide self cleaning oven, inset induction hob with glass splashback and extractor canopy, integrated slimline dishwasher and Integrated undercounter fridge and freezer.

**FIRST FLOOR LIVING ROOM**  
**16' 7" x 10' 6" (5.05m x 3.2m)** Velux windows to the front and rear elevations overlooking the surrounding countryside and Dartmoor can be viewed on a clear day. Inset lighting, inset shelving with speaker point terminals, contemporary wall hung electric fire with high level socket, television point and CAT5 data point above and soundbar/media unit recess, oak skirting boards and twin doors open into:-

**STORAGE CUPBOARD**  
**10' 1" x 3' 7" (3.07m x 1.09m)** Inset lighting and fitted shelving.

**BEDROOM ONE**  
**12'8 max' 10'7 min" x 10' 1" (3.91m x 3.07m)** A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Oak windowsill, matching door architraves and skirting boards. Built in double wardrobe with mirror sliding doors, television point and CAT5 data point, attractive tiled flooring with underfloor heating.

**BEDROOM TWO**  
**12'9 max' 10'6 min" x 7' 9" (3.91m x 2.36m)** A spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens and countryside. Oak windowsill, matching door architraves and skirting boards. Built in double wardrobe with mirror sliding doors, television point and CAT5 data point, attractive tiled flooring with underfloor heating.

**SHOWER ROOM**  
**7' 5" x 6' 1" (2.26m x 1.85m)** Inset lighting with sensor feature light, UPVC obscure double glazed window to the rear elevation, large shower with frameless fixed glass screen, mains fed shower, attractive wall tiling with feature tiles and inset shelving, wall hung two drawer vanity unit with inset sink and mixer tap, touch sensitive illuminated mirror above, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and attractive tiled flooring with underfloor heating.

**WORKSHOP/SHED**  
**19' 2" x 9' 5" (5.84m x 2.87m)** Glazed window to the front and side elevations, wooden pedestrian door, light and power connected.

**OUTSIDE**  
The property is approached via a pair of wooden five bar gates which open onto a gravel driveway. There is a natural stone path and patio to the front elevation offering pleasant countryside views and attractive and well established flower beds. To the rear of the property there is a raised stone flower bed, artificial grass bowls lawn and an external wall mounted bird box with camera which feeds to the first floor living room TV.

**COUNCIL TAX**  
Band D

**SERVICES**  
Mains electricity, water and drainage. Air source heat pump.

**TENURE**  
Freehold