



STADDON MOOR COTTAGE
OFFERS OVER **£500,000**

Spacious Detached House with Spectacular Views
HOLSWORTHY

MILLER TOWN & COUNTRY
exp UK



- » Spacious and Detached Family Home
- » Versatile Reception Rooms & Layout
- » Character Property with Log Burner
- » Spectacular Views Over Rolling Countryside
- » Rural Location/Edge of a Popular Market Town
- » Fantastic Workshop Space
- » Private Parking, Garage & Outbuildings

The Property

This large character house has 4 well-proportioned reception rooms, including a conservatory, and the property offers versatile and spacious accommodation.

The living space centres on a large country kitchen complete with separate utility room and larder. The spacious sitting room is situated next to the dining room which adjoins to a light-filled conservatory with direct access to the front terrace, which creates a connected, open plan feel to the reception space. The family room features a cosy log burner and has access to the patio and gardens. Upstairs the property boasts 4 double bedrooms and a bathroom with separate bath and shower. The primary bedroom features a recently updated en-suite shower room and has extensive views over neighbouring countryside. The current owners have maintained and updated the property by adding internal wall insulation, installing new windows, a new kitchen & en-suite and completed extensive roof updates.



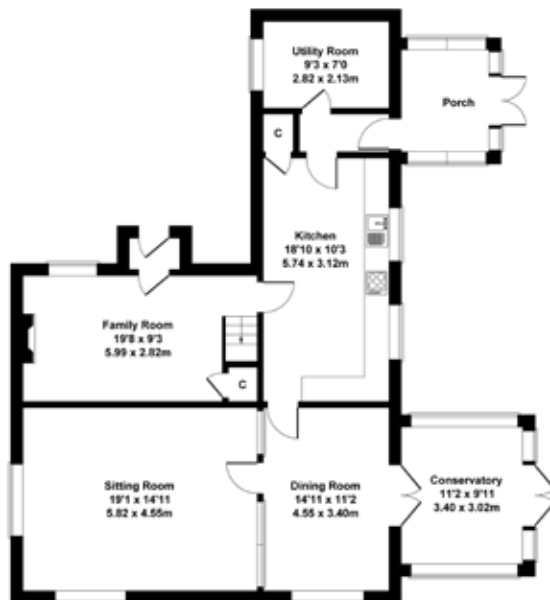
Outside

The property sits on a plot of approximately 0.25 acres. Gardens surround the property and consist of lawns, mature fruit trees (cooking apple, eating apple, pear & cherry), paved terrace with seating, patio and areas planted with flowers and shrubs. A gated driveway provides access to private parking along with garage, workshop, greenhouse and sheds.

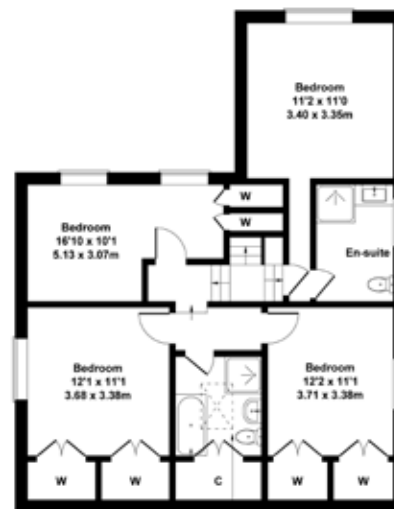
Approximate Gross Internal Area
2103 sq ft - 195 sq m
(Excluding Garage/Workshop)



OUTBUILDING



GROUND FLOOR



FIRST FLOOR





Location

The property is situated on a rise just outside the traditional Devon market town of Holsworthy, with its range of shops and services, including Waitrose and the livestock market, as well as schools, golf course and leisure facilities. Holsworthy is only nine miles from the rugged and spectacular North Cornish coast and a short drive from Dartmoor National Park and the A30 corridor. Stanhope Park is home to Holsworthy Bowls Club, cricket & football pitches and a sports pavilion.

Agent's Note: The title register for the property notes that the land is subject to a small number of rights and covenants including: Right of neighbouring property to use shared electricity and telephone cables which cross Staddon Moor Cottage property. Neighbour to maintain boundary between their land and Staddon Moor Cottage. Staddon Moor Cottage owner not to cause nuisance or annoyance to neighbouring property

KEY INFORMATION

 4 Bedrooms	 EPC Rating: D (64)
 2 Bathrooms	 Council Tax Band: D
 4 Reception Rooms	 Tenure: Freehold
 Private drive & garage	 Broadband: FTTC*
 Not Listed	 Mobile Signal: Indoor likely EE, outdoor likely all*
 Heating: Oil	 Step free access
 Utilities: Mains electricity & water. Private drainage	
 Restrictions: Restrictive covenants are held in the Transfer dated 3 July 2012 - see Agent's Note to left	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	* Per Ofcom
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: French doors from Bedroom 2 open on to unfenced flat roof	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

