



HOLYWELL VIEW
OFFERS OVER **£435,000**

Exceptional Custom Home, Walking Distance to Amenities
HALWILL JUNCTION

MILLER TOWN & COUNTRY
exp UK



- » Four Bedroom Detached House
- » Exceptional Finishes Throughout
- » Spacious & Flexible Accommodation
- » Underfloor Heating & Air Source Heat Pump
- » Photovoltaic Array
- » Parking for Multiple Cars &/or Caravan



The Property



This custom-built four double bedroom detached house was completed approximately six years ago to an exceptionally high standard and is very cost-effective to run thanks to its impressive A (100) rated EPC. The ground floor rooms are all very generously sized and offer multiple different areas for the family to spread out. The large kitchen-diner is the heart of the home, and is well equipped for the budding chef with extensive sleek cabinetry, double ovens and abundant worktop space, including a large island / breakfast bar with seating for four. At the other end of this room is the dining area which has plenty of space for a large table for family meals or celebrations. Leading off this room is a spacious garden room, a great casual space for the family to relax within easy reach of the kitchen-diner hub, and double doors to the decked patio allow extension of living spaces outdoors in the warmer months. A further sitting room at the front of the home offers a more tucked away space to relax, and the study opposite this is a great spot to work from home. A generous porch, WC and useful large utility room complete the ground floor.

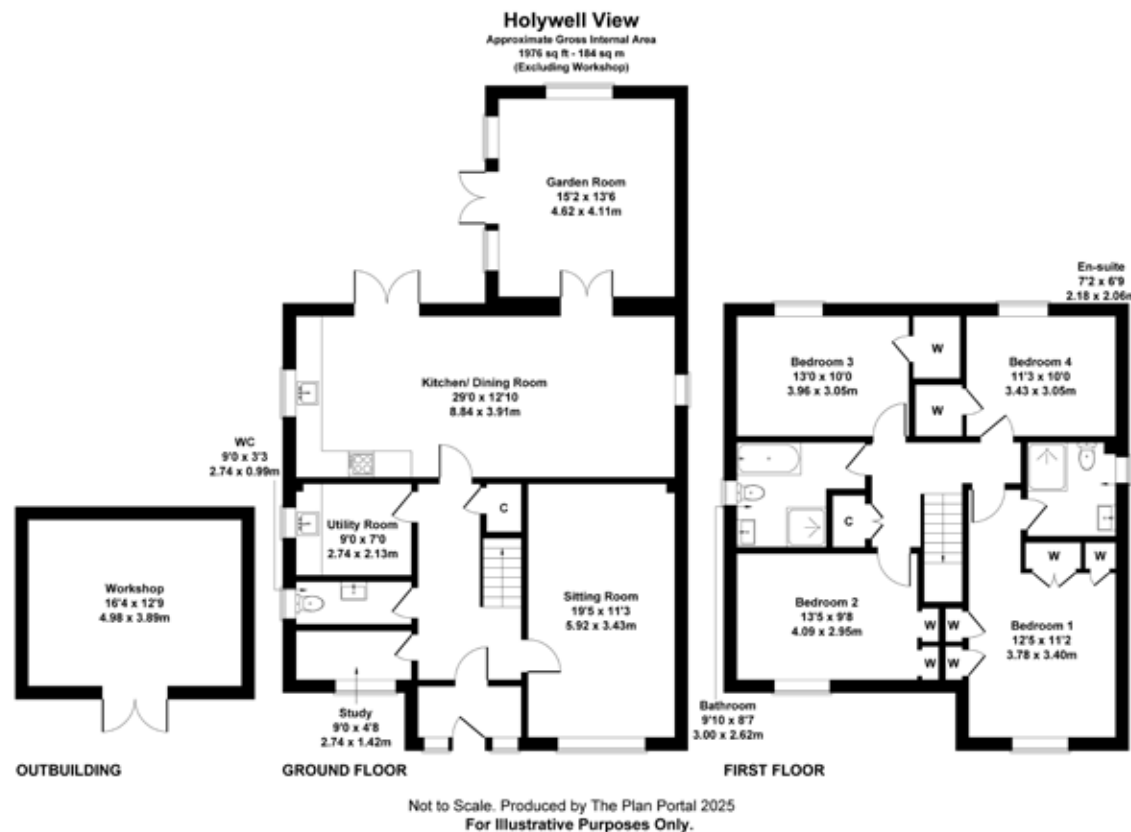
Upstairs, all four bedrooms are well proportioned, so no one has to sacrifice on space. The principal bedroom has a large en suite shower room and abundant built-in storage. Bedrooms two, three and four are all doubles and enjoy plenty of natural light. The first floor is completed by a contemporary family bathroom with oversized soaker bath and separate shower cubicle.

The property has underfloor heating throughout and double-glazed windows and doors.



Outside

To the front of the property is a large brick-effect drive with parking for multiple vehicles including space for a motorhome or caravan. At the rear is a large private decked area – a great space for BBQs and al fresco dining on summer evenings as well as a raised level garden which has been astroturfed for ease of maintenance. The garden backs onto a lightly coppiced area which provides a good degree of privacy. Hobbyists and gardeners are well-provided for by a good-sized timber workshop (with power and light connected), a further storage shed and a greenhouse.



Location

Halwill Junction is a popular village which offers a thriving community and a good range of amenities including a primary school, Post Office, general stores and public house. There is also a hairdresser and take away as well as a regular bus service through the village. Sitting between the two towns of Holsworthy, 7 miles away and Okehampton, approximately 11 miles away, the property is an easy drive to either and both offer a wide range of retail outlets and secondary schooling. The wonderful sandy beaches and coastal walks of the north coast are a comfortable 25-to-30-minute drive away. From Okehampton one can access the A30 corridor as well as the rail link to Exeter from where you can connect with the national rail network.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Extensive Driveway Parking
- Not Listed
- Air Source Heat Pump / Underfloor Heating
- Utilities: Mains electricity & Photovoltaics. Mains water & drainage
- Restrictions: None known
- Easements, Wayleaves: Property has ROW over driveway to front of home. Percentage of maintenance costs paid as needed.
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: A (100)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: FTTC
- Variable to Good signal outdoors (per Ofcom)
- Wide doorways

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.

