



LITTLE BEECH
O.I.R.O £289,950

Spacious 3 Bed Attached House and Parking for 4 to 5 Cars
HALWILL

MILLER TOWN &
COUNTRY
exp uk



- » Spacious 3 Bedroom House
- » Parking for 4 to 5 Cars
- » Generous Level Gardens
- » Popular Village Location
- » Close to Amenities
- » North Coast Approx 17 Miles
- » Okehampton and A30 approx 11 Miles

The Property

One enters via a generous vestibule off which is a well proportioned utility room and WC with space for washing machine and condensing tumble dryer. There is a large open plan kitchen/living/dining room being over 31 feet long, with a great working kitchen area and more than enough space for a large dining table and living area. Upstairs are two double bedrooms, one with a large walk in wardrobe, which offers the possibility of creating an en-suite if desired. There is a further generous single bedroom along with the large bathroom with bath and separate shower.

Outside

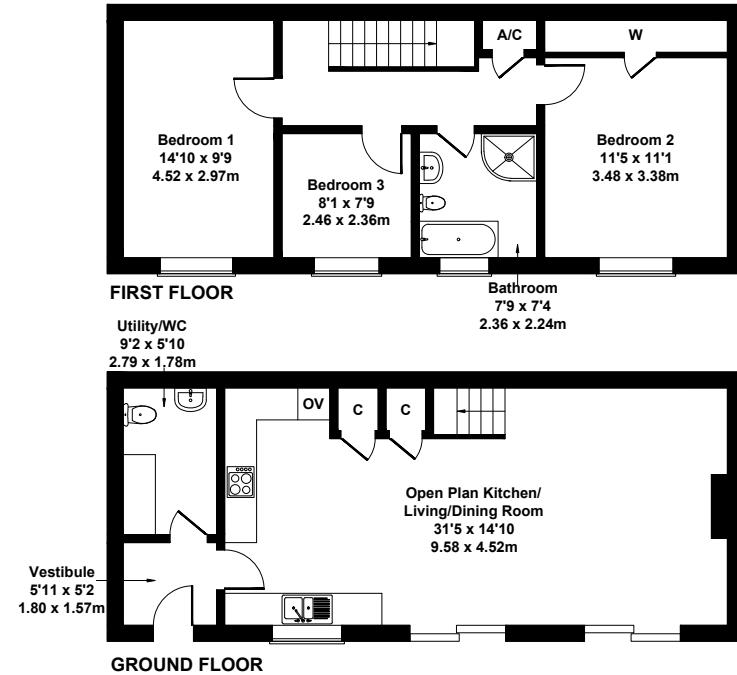
The property is approached via a private track leading to gated access. A private drive then leads up to the property and provides parking for at least 6 to 8 vehicles. There is ample space for a garage or car port subject to the necessary consents. There is a patio area and good size level lawn area to the front.

Agents Note: The property is attached but at 90 degrees so is very private and overlooks private front gardens.



Little Beech

Approximate Gross Internal Area
1120 sq ft - 104 sq m



Location

The property is situated between the two villages of Halwill and Halwill Junction and is only a few minutes drive from the latter which offers a primary school, public house, local store and post office as well as a take away and hair dressers. The nearby towns of Holsworthy (approx 7.5 miles) and Okehampton (11 miles) are both easily accessible by car and there is a regular bus service. Bude (17 miles away) offers sandy beaches, surfing and wonderful coastal walks and there are miles of woodland and country walks nearby. The A30 corridor is about 10 miles away and the city of Exeter is approximately 38 miles away.

Agent's Note: Restrictions - We are informed that the property title is currently in processing with Land Registry, so the title register is not currently available for inspection. This will be resolved at completion of the sale.

KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Private parking, space for a garage (subject to PP)
- Not Listed
- Heating: Oil
- Utilities: Mains electric and water. Private drainage
- Restrictions: See agents note
- Easements, Wayleaves: Yes - Private drainage shared with main house in farmhouse grounds- shared costs- right to repair and maintain
- 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: Yes - Neighbouring barn being converted and one other going for planning permission

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VIEWING:

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

