



Tor View



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Milton Damerel, Holsworthy, Devon, EX22 7NR

Holsworthy 6 miles - Bideford 13 miles - Bude 15 miles

An impressive and well presented detached home with substantial accommodation and a generous garden.

- Substantial Detached House
- Dining Room
- 5 Bedrooms
- Double Garage & Off Road Parking
- Freehold
- Sitting Room
- Kitchen / Breakfast Room
- Sun Room
- Generous Garden
- Council Tax Band: E

Offers In Excess Of £550,000

SITUATION

The property lies in the heart of the small rural hamlet of Milton Damerel, which has a local farm shop and is 6 miles from the market town of Holsworthy with its Waitrose supermarket, doctors, dentists and veterinary surgeries. To the north is the town of Bideford, with access to the A39 and the country town of Barnstaple some 10 miles further on.

The former market town of Okehampton is some 22 miles to the south east, with access to the A30 trunk road which links the cathedral city of Exeter, the M5 motorway network, mainline railway stations serving London Paddington and an international airport.

DESCRIPTION

This former coaching inn offers a wealth of charm and character with generous grounds, a detached double garage and off road parking. The property is well presented, having been refurbished by the current owners and offers extensive and spacious accommodation which needs to be viewed to be fully appreciated.



ACCOMMODATION

The front door opens into the entrance hall with stairs to the first floor and doors to the sitting room, with an open fire set in decorative surround, and dining room which has a feature fireplace housing a woodburning stove. From the dining room, a door opens to the kitchen/breakfast room which comprises a range of wall mounted, base and drawer units, island offering additional work surface space and drawers below, space for appliances and a fireplace recess providing space for a range cooker. Doors open to the utility room and an inner hall leading to the sun room, ground floor WC, pantry and store rooms. A second staircase leads to the first floor.

The first floor offers a split-level landing, family bathroom, additional shower room, separate WC and 5 double bedrooms.

OUTSIDE

The property benefits from a double garage and off-road parking. To the rear of the property there is a patio and decked terrace, a feature well and a gate to the parking area. Steps lead up from the patio to the generous area of lawn which enjoys an array of trees and shrubs.

SERVICES

Mains electricity and water, private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Holsworthy take the A388 towards Bideford. Continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel on the A388. The property can be found on the left, clearly marked by a Stags For Sale board.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	69
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 3235 sq ft / 300.5 sq m
 Garage = 398 sq ft / 37 sq m
 Total = 3633 sq ft / 337.5 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 4.80 x 4.04m / 159 x 133
- Bedroom 2: 3.94 x 3.61m / 12'11 x 11'10
- Bedroom 3: 4.22 x 3.91m / 13'10 x 12'10
- Bedroom 4: 3.12 x 3.00m / 10'3 x 9'10
- Bedroom 5: 4.09 x 3.23m / 13'5 x 10'6

Ground Floor

- Double Garage: 6.56 x 5.50m / 21'7 x 18'3
- Conservatory: 5.33 x 2.49m / 17'6 x 8'2
- Kitchen/Breakfast Room: 5.11 x 3.96m / 17'1 x 13'
- Dining Room: 6.10 x 3.89m / 20' x 12'9
- Sitting Room: 7.01 x 3.91m / 23' x 12'10
- Store: 2.62 x 2.49m / 8'7 x 8'2
- Store: 2.49 x 2.08m / 8'2 x 6'10
- Store: 3.12 x 2.49m / 10'3 x 8'2
- Utility: 3.00 x 2.13m / 9'10 x 7'
- Hall, Landing, Entrance, Cloak Room, Stairs (Up/Down)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1074649