



Higher Cottage

Higher Cottage, Milton Damerel, Holsworthy, Devon, EX22 7DJ



Holsworthy 6.3 miles - Bude 15.2 miles - Okehampton 23 miles

A well-cherished semi-detached cottage with an impressive garden and a range of useful outbuildings

- Approximately 0.5 Acres in All
- Expansive and Productive Gardens
- Range of Outbuildings
- Additional Off-lying Garden
- 3 Bedrooms
- Character Features
- Rural Location
- New Woodburner (Aug '24)
- Tenure: Freehold
- Council Tax Band: C

Guide Price £325,000

SITUATION

The property is situated in a rural position surrounded by farmland. The village of Milton Damerel has a local farm shop/tea rooms and places of worship. A wider range of amenities, educational and recreational facilities can be found at the market town of Holsworthy, approximately 6 miles away. The popular coastal town of Bude is to the west with access to the rugged North Cornish coast, renowned for its dramatic cliffs and long sandy beaches whilst to the south, Dartmoor provides some of the Westcountry's finest moorland for a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar Lakes for sailing. The former market town of Okehampton is some 22 miles away with access to the A30 trunk road and recently opened train station connecting to Exeter with mainline railway stations serving London Paddington, an international airport and access the M5 motorway network.

DESCRIPTION

A well maintained cottage in a peaceful and rural position which is understood to date back originally to the mid-1800s. Constructed from a mixture of cob, stone and brick, the property was successfully extended with a block cavity extension in the late 1970's to create a larger kitchen, additional bedroom and the bathroom. The impressive gardens extend to approximately 0.5 acres in all with an array of shrubs, plants, trees and natural hedge boundaries with a range of useful outbuildings.

ACCOMMODATION

From the driveway, steps lead to the side entrance with a south westerly facing conservatory adjoining the kitchen/breakfast room. There are a range of fitted base and wall mounted wooden units, with a solid fuel Rayburn for cooking and an undercounter space for white goods. The sitting room has a beautiful fireplace with exposed stonework and original cloam oven, housing the multifuel burner along with an understairs storage cupboard and front entrance porch. Exposed stonework and wooden beams in the sitting room are just some of the character features the property offers, with a wooden staircase leading to the first floor.

The first floor presents 3 bedrooms in total with the 3rd room as a smaller single or perfect home office/study. The principle room has built in wardrobes with cupboards and shelving, whilst bedroom 2 enjoys a dual aspect and far reaching views. The family bathroom has a bath, WC and wash hand basin, along with a separate airing cupboard housing the hot water tank.

OUTSIDE

The gardens of the property must be viewed to be appreciated for the size, immaculate presentation and further potential that they offer. Bordered by natural and well established hedge boundaries with mature broadleaf trees, the gardens are well stocked with an array of shrubs, fruit trees and bushes. In addition, there are large areas of lawns with pathways leading to productive vegetable gardens including beds prepared for next season. Furthermore, the garage has power and light connected with space for 1 vehicle and a workshop area to the rear. There is a concrete driveway with a gated access, providing off road parking for at least 3 cars and an outside loo. There are a range of useful outbuildings throughout the gardens including a purpose built 14ft x 7ft wood store, workshops, tool shed and a former goat barn with internal pens, adjoining fenced concrete yard and grassed area, ideal for those looking to keep small farm animals or chickens etc. A short distance along the lane from the property is an area of off-lying garden. The property comes to approximately 0.5 acres in all.

SERVICES

Mains water and electricity. Private drainage via septic tank and soakaway, installed in 1996 and last emptied in June 2024. Multifuel burner installed in Aug 2024 for heating. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Handmade single glazed wooden windows.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

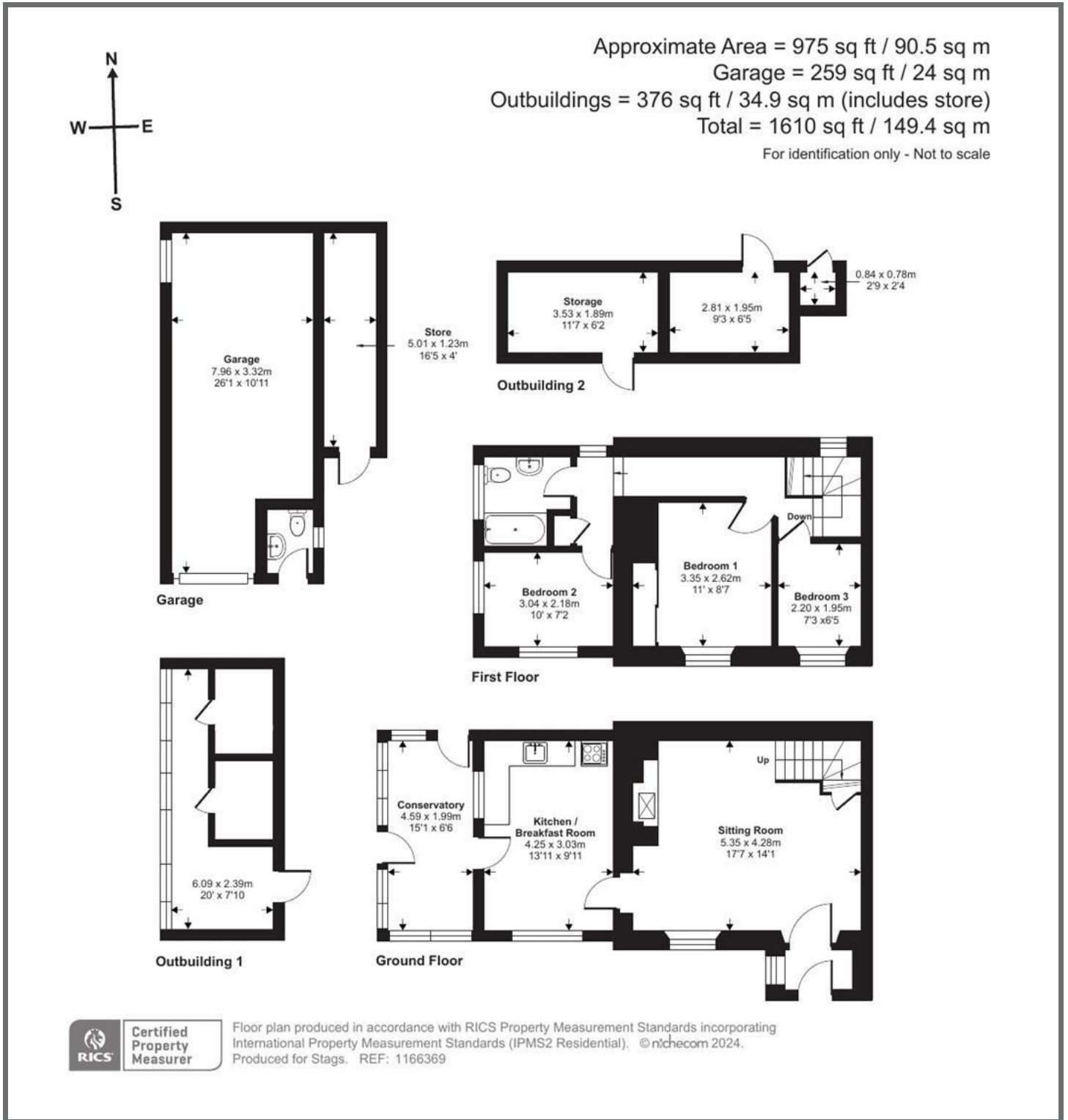
DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel taking a right hand turning at Venn Green crossroads. Continue along this road passing the Farm Shop on your right and after approximately 0.6 miles, the cottage will be found on the left hand side.

AGENTS NOTE

The current owners have had the external walls of the property professionally cleaned and treated with a biocide treatment in May 2024. Purchasers would be able to paint the cottage at a later stage if they wish.





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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy-related - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	68

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