



1, Menors Place





# 1, Menors Place

Holsworthy, Devon EX22 6GA

Holsworthy Town Centre 0.3 miles - Bude 9.8 miles - Barnstaple 27.5 miles

A well presented 3 bedroom house in a convenient position with a private driveway and low maintenance gardens

- Former Schoolmasters House
- Off Road Parking/Driveway
- 2 Reception Rooms
- Walking Distance of Amenities
- Tenure: Freehold
- Private Courtyard
- 3 Bedrooms
- Well Presented Throughout
- Low Maintenance Gardens
- Council Tax Band: C

Guide Price £295,000

## SITUATION

The property is positioned amongst the thriving market town of Holsworthy, within walking distance of the town centre. Holsworthy offers a comprehensive range of educational and shopping facilities, along with a Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. A wide range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 10 miles distant with a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal.

## DESCRIPTION

The property forms part of the original school house, in particular the old schoolmaster's accommodation and is understood to have been built of stone construction under a slate roof. The end of terrace house has been the cherished family home of the current owners for 18 years and is located in a fantastic edge of town position with low maintenance gardens that can be enjoyed all year round, perfect for couples and families alike.





## ACCOMMODATION

The property is presented in excellent decorative order throughout, having been updated throughout the sellers' ownership with sympathetically updated double glazed sash windows fitted with stylish shutters, upgraded floorings, a stylish kitchen and updated family bathroom. The kitchen is complete with a fitted range of base and wall mounted units, an integrated oven and additional space for a fridge/freezer. The sitting room allows ample space for furniture whilst connected to the kitchen, offering a different layout if desired and doors that adjoin the courtyard. There is a dining room to the opposite end of the property which allows ample space for a table and chairs.

There is understairs storage and the first floor presents two spacious double bedrooms with a third single room. The family shower room has a contemporary suite with a power shower, sink and storage underneath and a Japanese smart toilet.

## OUTSIDE

There is a private, brick paved driveway with allocated parking for one vehicle, and additional on road parking often available outside. The gardens extend to the road with small areas of lawn and some mature shrubs and trees for additional privacy. There is a stone walled courtyard with feature iron railings, that has been completely paved to enjoy a low maintenance seating area. To the rear of the property is an additional area for storage, garden building and covered rear entrance.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

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

## DIRECTIONS

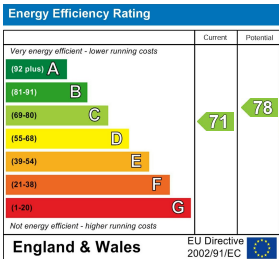
From the centre of Holsworthy, proceed along the A388 towards Bude passing the church on the right hand side. Continue for a short distance passing Penbode Vets on the left hand side, where the entrance to Menors Place will be found on the right and the property identifiable by a Stags for sale board.

what3words: ///suppers.flown.chap





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.



Kensley House, 18 Western  
Road, Launceston, PL15 7AS

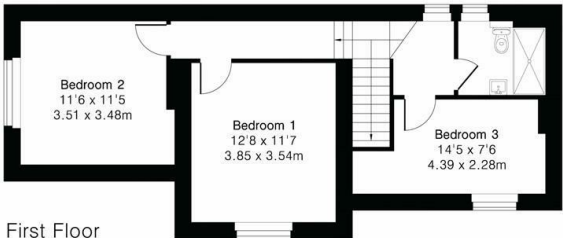
launceston@stags.co.uk

01566 774999

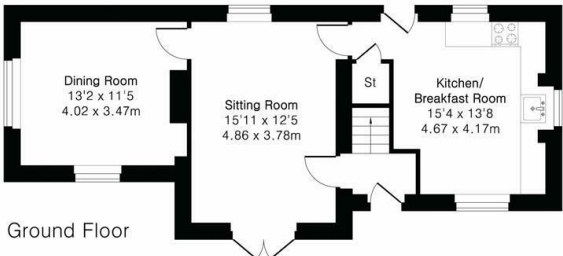
Approximate Gross Internal Area 1128 sq ft - 104 sq m

Ground Floor Area 564 sq ft - 52 sq m

First Floor Area 564 sq ft - 52 sq m



First Floor



Ground Floor

For Identification only Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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