Rose Cottage,

Week St. Mary, Holsworthy, Devon, EX22 6XH

Price £250,000

- Charming and deceptive end terrace character cottage
- Situated in a popular village location, five miles from the North Cornwall coastline
- Cosy sitting room, dining room both with wood burners, kitchen
- Three generous double bedrooms, two bath/shower rooms
- Pretty cottage garden to the rear with a useful stone outbuilding

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Approximate total area(1)

960 ft²

89.4 m²

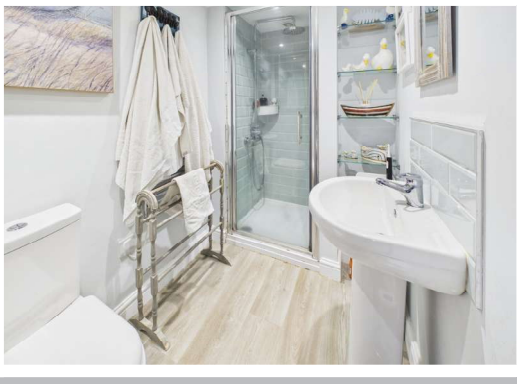
Reduced headroom

9 ft²

0.9 m²

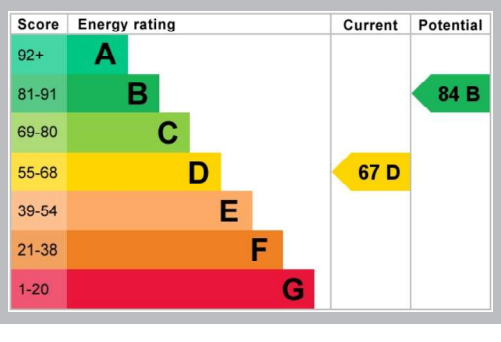






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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately 2 miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction and turn right, following the road for 2 miles until entering the village of Week St Mary. At the next T-junction turn left into the village square and the property will be located directly in front of you, to the left of the village shop.

Rose Cottage,

Week St. Mary, Holsworthy, Devon, EX22 6XH

Price £250,000

Rose Cottage is a charming and deceptive end of terrace character cottage, situated in the heart of the popular village of Week St Mary in North Cornwall. The property is a 5 mile drive, to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

Full of warmth and character, the cottage features two inviting reception rooms, a cosy sitting room and a welcoming dining room, both boasting beautiful slate floors and traditional multi-fuel burners, perfect for relaxed evenings. The ground floor also offers a well appointed kitchen and a family bathroom. On the first floor there are three generous double bedrooms and a separate shower room.

Outside to the front, a charming gravel courtyard creates a lovely first impression, while the enclosed rear garden also laid to gravel with attractive planting offers a peaceful, low maintenance retreat, with a useful stone outbuilding.

SITTING ROOM
16' 1" x 12'5 max' 9'7 min" (4.9m x 3.89m) A cosy formal South aspect reception room with a UPVC double glazed window to the front elevation overlooking the pretty village square. Picture rail, feature fireplace with wooden lintel, slate hearth with multi fuel burner, slate flagstone flooring and television point. Staircase ascending to the first floor and arch leading to:-

DINING ROOM
13' 3" x 10'00 max' 8'00 min" (4.04m x 3.25m) A formal South aspect dining room with a UPVC double glazed window to the front elevation overlooking the pretty village square and garden. Inset fireplace with multi fuel burner, wall mounted electric radiator and slate flagstone flooring.

INNER HALL
Inset lighting, UPVC obscure double glazed door to the rear elevation and doors serve the following rooms:-

KITCHEN
12' 4" x 11'9 max' 9'2 min" (3.76m x 3.58m) UPVC double glazed window to the rear elevation overlooking the pretty rear garden, inset lighting and useful understairs pantry.

The kitchen is finished with a range of matching wall and base units with fitted corian worksurface with incut drainer and under mounted porcelain sink with Metro style tiling. Inset electric hob with extractor hood, integrated electric double oven and integrated dishwasher.





GROUND FLOOR BATHROOM
6' 10" x 6' 6" (2.08m x 1.98m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath with glass shower screen and electric shower, pedestal wash hand basin, push button low flush WC, attractive wall tiling and wall mounted electric heated towel rail.

FIRST FLOOR
UPVC double glazed window to the side elevation, wall mounted electric radiator, linen cupboard and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE
12' 4" x 9' 4" (3.76m x 2.84m) A spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the pretty garden and Week St Mary Church. Picture rail, exposed wooden floorboards and built in storage cupboard.

BEDROOM TWO
11' 7" x 10'5 max' 8'00 min" (3.53m x 3.25m) UPVC double glazed window to the front elevation overlooking the pretty village square. A bright and spacious South aspect double bedroom with a UPVC double glazed window to the front television, picture rail and exposed wooden floorboards.

BEDROOM THREE
10' 2" x 9' 7" (3.1m x 2.92m) UPVC double glazed window to the front elevation overlooking the pretty village square. A bright and spacious South aspect double bedroom with a UPVC double glazed window to the front television, picture rail, feature fireplace and exposed wooden floorboards.

SHOWER ROOM
7' 9" x 4' 8" (2.36m x 1.42m) Inset lighting, shower enclosure with mains fed soak head shower with separate hand attachment, pedestal wash hand basin, push button low flush WC, wall mounted chrome heated towel rail and airing cupboard housing the pressurized hot water cylinder.

OUTSIDE
To the front of the property there is a pretty South aspect gravel courtyard offering views over the village square, whilst to the rear there is a gravel enclosed cottage garden with pretty planting and pedestrian gate to the side.

STONE OUTBUILDING
11' 9" x 6' 9" (3.58m x 2.06m) Light and power connected with space and plumbing for a washing machine.

COUNCIL TAX
Band B

SERVICES
Mains electricity, water and drainage

TENURE
Freehold





