

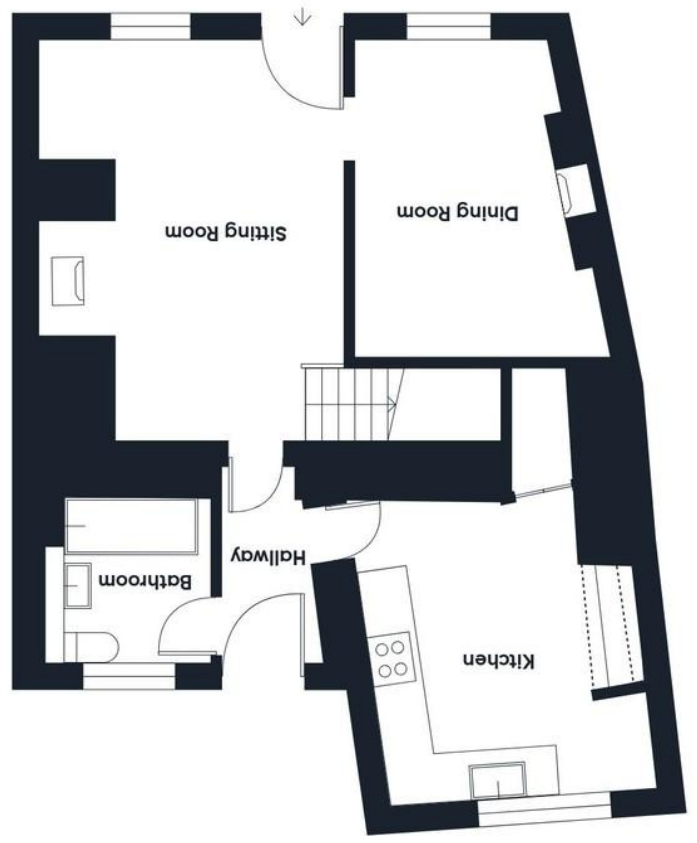
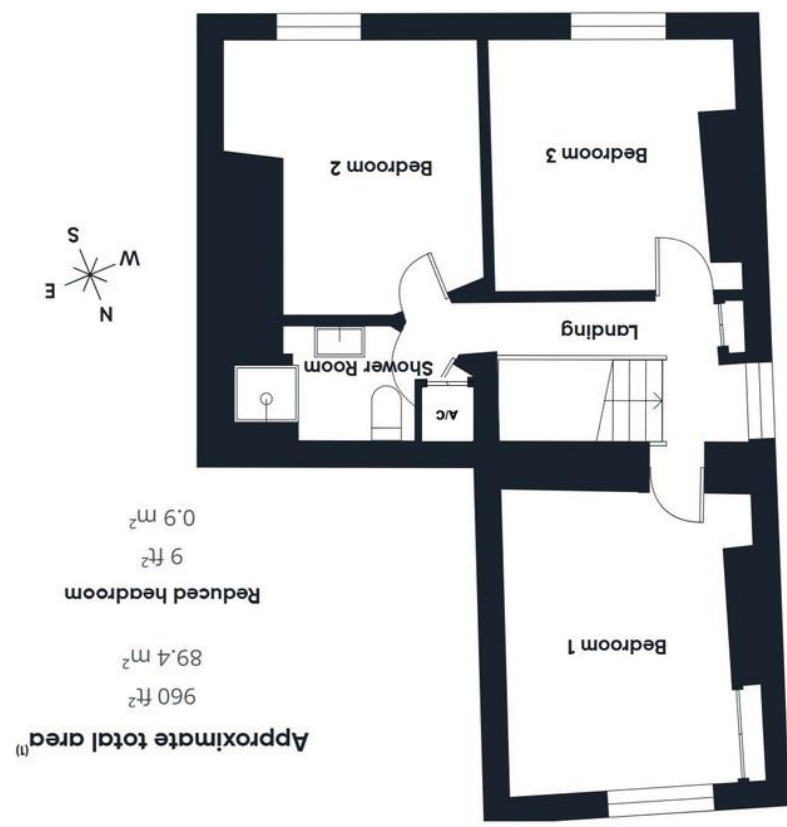
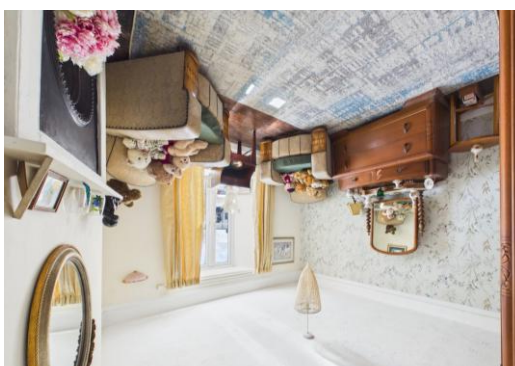
01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	
			84 B

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



*The Property Professionals...*



## Rose Cottage,

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

Price £275,000

- 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



*The property professionals*

# Rose Cottage,

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

Price £275,000

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

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## 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.

