



OLD MILL HOUSE
OFFERS OVER £500,000

Detached 3 Bed Cottage w/ Approx. 3.8 Acres
COOKBURY Nr Holsworthy

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Detached Cottage with Land
- » Stream Borders
- » Paddocks and Woodland
- » Small Village Location
- » Requires Modernisation & Refurbishment
- » Useful Range of Outbuildings

The Property

This former mill house sits on the outskirts of this small quiet rural village enjoying approximately three acres of pasture, woodland and gardens. There is ample parking for several vehicles. Internally the cottage offers a spacious living room with woodburning stove set into and inglenook styled fireplace. There is a generous kitchen dining room, off which is a small rear hall in turn leading to a generous conservatory extension to the rear. On the first floor are three bedrooms and a family bathroom.

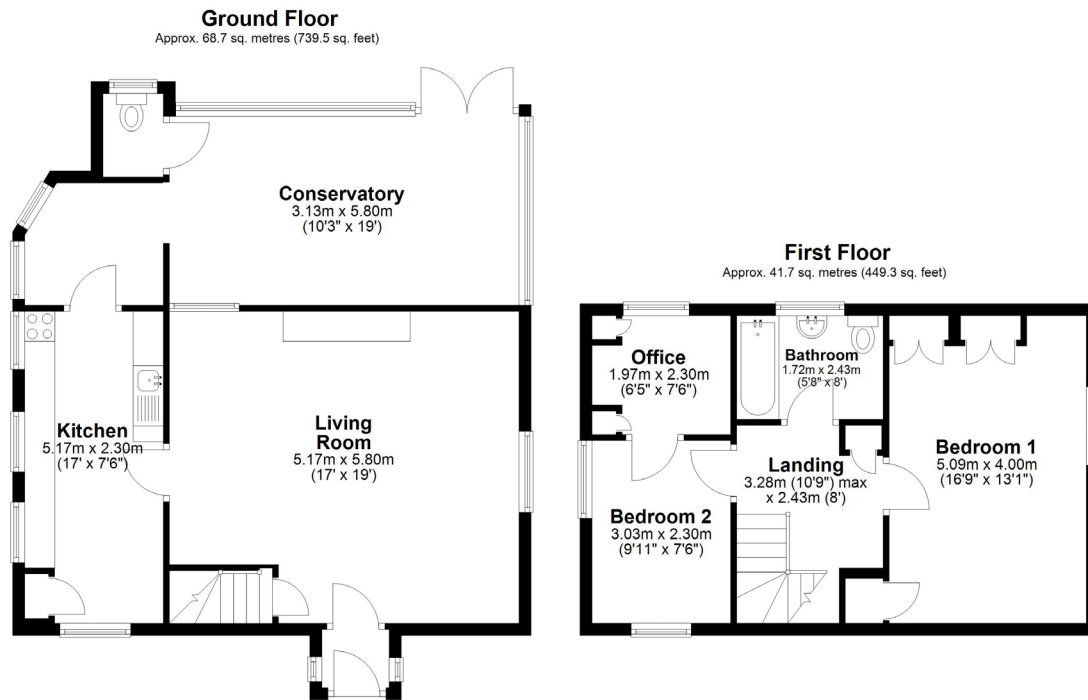


Outside

To the front and side is ample parking for numerous vehicles and a drive runs down past the side of the cottage to the outbuildings at the rear. There is space to create a small paddock around the buildings and beyond this a five bar gate leads to a further enclosed paddock. Above these two areas lies a stretch of woodland that also goes with the property. To the front and side are pleasant formal gardens and steps leading up through a small orchard area into a further small paddock which has a separate road access gate.







Old Mill House, Cookbury, Holsworthy

Location

The village of Cookbury is a delightful rural village surrounded by open countryside and a wide selection of ferestry for country or woodland walks. The nearby towns of Holsworthy and Okehampton are both easliy accessible by car, as is the A30 corridor some 20 to 25 minutes drive away. The North coast and coastal town of Bude is also about 20 to 25 minutes drive away offering sandy beaches, surfing and coastal walks.

KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Driveway
- Not Listed
- Heating: Oil & solid fuel
- Utilities: Mains Electric and water
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: F(29)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTP (*Per Ofcom)
- Mobile Signal: Variable (*Per Ofcom)
- Not suitable for wheelchair users

Miller Town & Country
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VIEWING: Strictly through the
vendor's sole agents

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