



THE CART HOUSE
OFFERS OVER £600,000

Spacious 3 Bed Barn with 2 Paddocks and Views
HOLLOCOMBE Nr HOLSWORTHY

MILLER TOWN & COUNTRY
exp UK



- » Spacious Three-Bedroom Barn
- » 2 Paddocks
- » Country Views
- » High-Quality Finish Throughout
- » Garage and Ample Parking
- » Rural Development of Five Properties
- » Holsworthy Three Miles
- » Bude Twelve Miles

The Property

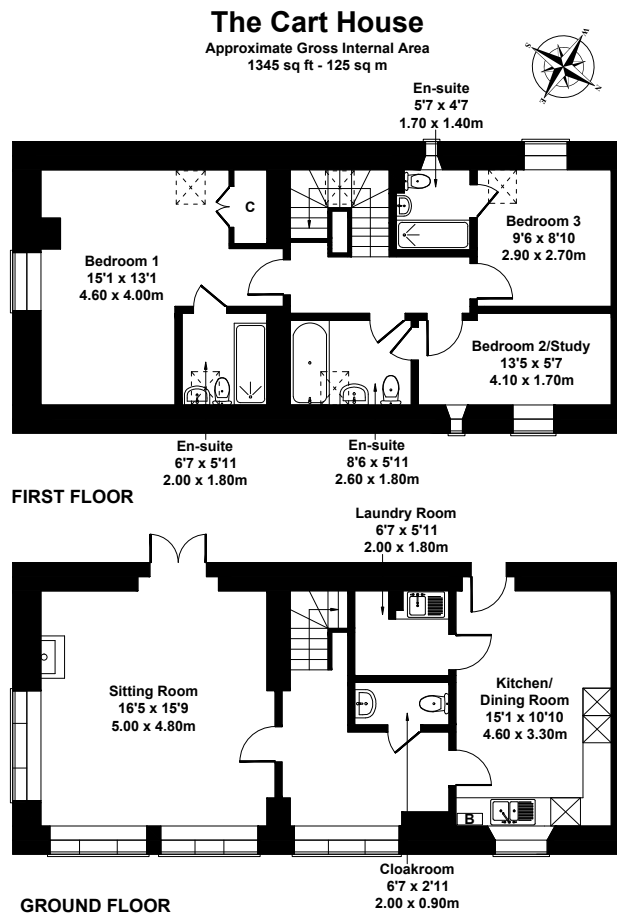
This delightful recently converted barn offers wonderful light and airy accommodation with far-reaching views over the surrounding countryside. The barn is finished to a high standard throughout. One of the developers having an eye for detail, having oak doors plus oak and tiled floors along with hand crafted staircase. The large expanses of glass and vaulted ceilings on the first floor offer a tremendous feeling of light and space.



Outside

Outside are generous front and rear gardens with views over the surrounding countryside and the adjoining paddock. The gardens and paddock total approximately 2.25 acres with the paddocks being approximately 1.97 acres. There is additional parking and a generous garage nearby alongside a useful storage room/hobbies room over.





Location

Ideally located just a few minutes drive from Holdsworthy, is a pleasant market town with a waitrose and co-op supermarkets. The nearby coastal town of Bude is some 12 miles away offering sandy beaches, surf and some stunning coastal walks. The popular village of Halwill Junction offers a good range of amenities and is just a short drive away.

Agents Note: The shared private drainage and water is currently assessed at around £55-£60 pcm.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (64)
	3 Bathrooms		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Garage and Parking		Broadband: ADSL
	Not Listed		Mobile Signal: Variable to Good
	Heating: LPG		Wheelchair accessible
	Utilities: Mains electric. Private communal borehole, shared drainage system. LPG underground tank in garden		
	Restrictions: None known		
	Easements, Wayleaves: Yes - for communal utility services		
	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		

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VIEWING:

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