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SOUTHBOURNE , HOLSWORTHY

Holsworthy, Devon , EX22 6LY

£799,950

- Charming and unique period detached home with two bedroom cabin
- Tucked away on the edge of town within walking distance of all amenities
- Sitting room with wood burner, dining room with open fire, kitchen/breakfast room with Rayburn
- Four double bedrooms, two with en-suites, two further separate shower room
- Extensive mature landscaped gardens in the region of one acre

Southbourne is a charming and distinctive detached period home, originally built in 1900 for the Director of the Great Western Railway. Nestled on an expansive, mature landscaped plot of approximately one acre, this characterful residence enjoys delightful views over Holsworthy town and the historic viaduct.

Set in a private yet convenient location within walking distance of the bustling market town of Holsworthy, Southbourne benefits from easy access to a wide range of local amenities, including a large Waitrose supermarket. The stunning beaches and coastal attractions of Bude are just nine miles away.

Internally there is a welcoming reception hall, sitting room with 9ft high ceilings and wood burner, dining room with an open fireplace, kitchen/breakfast room with oil fired Rayburn, study, utility room with stairs descending down to a cellar.

On the first floor there is a generous landing with cosy seating area, There are three double bedrooms on this level, including a principal suite with a large en-suite, a guest bedroom with its own en-suite, and a separate shower room. The second floor features a further double bedroom and an additional shower room.

Outside, the property is approached via a wrap-around driveway offering extensive off-road parking. A substantial garage/workshop adds further practicality.





DIRECTIONS

From the centre of Holsworthy proceed through the town towards Launceston on the A388. Descend the hill out of town and then as you start to climb up Whimble Hill, Southbourne is the drive way just before Southbourne Lodge

RECEPTION HALL 15' 7" x 10' 5" (4.75m x 3.18m) Entering by a solid wooden door to the reception hall with UPVC double glazed window to the front elevation, turning staircase ascending to the first floor with useful under stairs storage cupboard, picture rail, original tiled flooring and radiator. Doors serve the following rooms:-

CLOAKROOM 6' 9" x 3' 1" (2.06m x 0.94m) UPVC obscure double glazed window to the side elevation, pedestal wash hand basin, WC, tiled flooring and radiator.

SITTING ROOM 18'3 max' 15'10 min" x 14' 1" (5.87m x 4.29m) A bright and spacious reception room with 9ft 4' high ceilings and wooden glazed bay window to the front elevation enjoying views over towards the landscaped gardens and twin UPVC double glazed windows to the side. Ceiling cornice, picture rail, wooden fireplace surround with tiled hearth and inset wood burner and two radiators. Arch leading to:-

DINING ROOM 21'6 max' 18'11 min" x 14' 1" (6.86m x 4.29m) A bright and spacious reception room with 9ft 4' high ceilings and wooden glazed bay window to the side elevation. Ceiling cornice, picture rail, open fireplace with tiled surround and hearth and two radiators.

KITCHEN/BREAKFAST ROOM 18'5 max' 16'00 min" x 13' 11" (5.89m x 4.24m) A bright and spacious kitchen breakfast room with 9ft 4 high ceilings, picture rail, large wooden framed bay window to the side elevation overlooking the beautiful landscaped gardens.

The kitchen is finished with a matching range of wall and base units with fitted square edge work surface, inset composite sink and drainer, central wooden island, inset hob with extractor, integrated electric double oven, plumbed American style fridge freezer, dishwasher and oil fired Rayburn.

REAR HALL Wooden door to the rear elevation, part slate flagstone flooring, useful storage cupboard, two radiators and doors serve the following rooms:-

STUDY 10' 10" x 8' 11" (3.3m x 2.72m) A bright and spacious dual aspect room with UPVC double glazed windows to the side and rear elevations offering views across to the viaduct. Slate flagstone flooring, radiator and airing cupboard housing the water cylinder and immersion heater.

UTILITY ROOM 15' 2" x 10' 3" (4.62m x 3.12m) UPVC double glazed windows to the rear and side elevations offering views towards the old viaduct. Fitted storage cupboards, work surface with space and plumbing for washing machine, old well hand pump, Belfast sink, Grant floor standing oil fired boiler and attractive tiled flooring. Door and slate tread steps leading down to:-

CELLAR 13' 2" x 9' 9" (4.01m x 2.97m) Wooden framed window to the side elevation, light and power, slate cold shelf, meat cupboard and meat hooks.

LANDING A bright and spacious landing providing the perfect seating area with UPVC double windows to the front and side elevations enjoying a pleasant outlook over the landscaped gardens. Picture rail, radiator and door to linen cupboard. Doors serve rooms:-

BEDROOM ONE 16' 2" x 12' 2" (4.93m x 3.71m) A bright and spacious principal double bedroom double, glazed window to side elevation enjoying a pleasant outlook over the landscaped gardens and surrounding countryside. Coved ceiling, extensive fitted wardrobes and radiator.

ENSUITE 12' 4" x 11' 2" (3.76m x 3.4m) A spacious en suite with UPVC window to the rear elevation enjoying views over towards Holsworthy town and viaduct. Double ended bath with central tap, double shower enclosure with ceiling mounted soak head shower and separate hand attachment, vanity unit with inset twin sinks, mirror and lighting fitted above, WC with concealed cistern, tiled flooring with underfloor heating, feature fireplace, chrome heated towel rail and radiator.

BEDROOM TWO 14' 3" x 12' 1" (4.34m x 3.68m) A bright and spacious guest suite with UPVC double glazed window to front elevation, a double bedroom with fitted cupboard and shelving, wall mounted electric heated towel rail and radiator. Door to:-

ENSUITE 7' 10" x 2' 5" (2.39m x 0.74m) UPVC double glazed window to the side elevation, shower enclosure with mains shower, wall mounted wash hand basin, WC with concealed cistern, fully tiled walls and tiled flooring.

BEDROOM THREE 15' 2" x 11' 5" (4.62m x 3.48m) A bright and spacious double bedroom with UPVC

double glazed window to the side elevation with view over towards Holsworthy town. Coved ceiling, feature fireplace, pedestal wash and basin and radiator.

SHOWER ROOM 11' 3" x 7' 00" (3.43m x 2.13m) UPVC double window to the side elevation, inset lighting, large shower enclosure with ceiling mounted soak head and separate hand attachment, pedestal wash hand basin with wall mounted mirror with integrated lighting, WC and radiator.

SECOND FLOOR Loft hatch access, door to eaves storage and doors serve the following rooms:-

BEDROOM FOUR 17' 6" x 7' 5" (5.33m x 2.26m) Twin roof lights to front and rear elevations, views over towards Holsworthy town and viaduct. Radiator. Door to useful eaves storage.

SHOWER ROOM 8' 4" x 6' 5" (2.54m x 1.96m) Shower enclosure with electric shower, vanity unit within inset basin with mirror lighting over, WC with concealed cistern.

THE CABIN 17' 11" x 14' 4" (5.46m x 4.37m) Entering via a UPVC double glazed door to the open plan living kitchen dining room. A triple aspect room with UPVC double windows to front and side elevations and UPVC double French doors overlooking the viaduct and leading out onto the deck seating area and gardens. Slate hearth with wood burner and Light grey oak wood effect flooring. The kitchen is finished with a range of matching wall and base units with slim line fitted worksurface with matching up stand, on the mounted sink and in cut drainer, integrated fridge freezer, integrated single oven and microwave and integrated dishwasher. Door to airing cupboard housing the hot water cylinder. Doors serve the following rooms:-

BEDROOM ONE 11' 1" x 8' 10" (3.38m x 2.69m) a double bedroom with UPVC double glazed window to the side elevation enjoying views across the gardens and viaduct. Wall mounted electric heater and light grey oak wood effect flooring. Door to:-

ENSUITE 5' 6" x 5' 3" (1.68m x 1.6m) UPVC obscure double window to side elevation, quadrant shower enclosure, pedestal wash hand basin, push button low flush WC, wall mounted electric heated towel rail and light grey oak wood effect flooring.

BEDROOM TWO 11' 1" x 8' 8" (3.38m x 2.64m) A double bedroom with UPVC double glazed window to the side elevation. Wall mounted electric heater and light grey oak wood effect flooring. Door to:-

ENSUITE 7' 2" x 5' 3" (2.18m x 1.6m) UPVC obscure double window to side elevation, quadrant shower enclosure, pedestal wash hand basin, push button low flush WC, wall mounted electric heated towel rail and light grey oak wood effect flooring.

THE CABIN GARDEN The cabin offers its own private garden which is laid to lawn with a copper beech hedge, mature planting and a patio seating area with hot tub, summerhouse with space and plumbing for washing machine, sink and drainer.

GARAGE 27' 00" x 19' 3" (8.23m x 5.87m) Up and over door, windows to three elevations, light and power connected and solar panel controls.

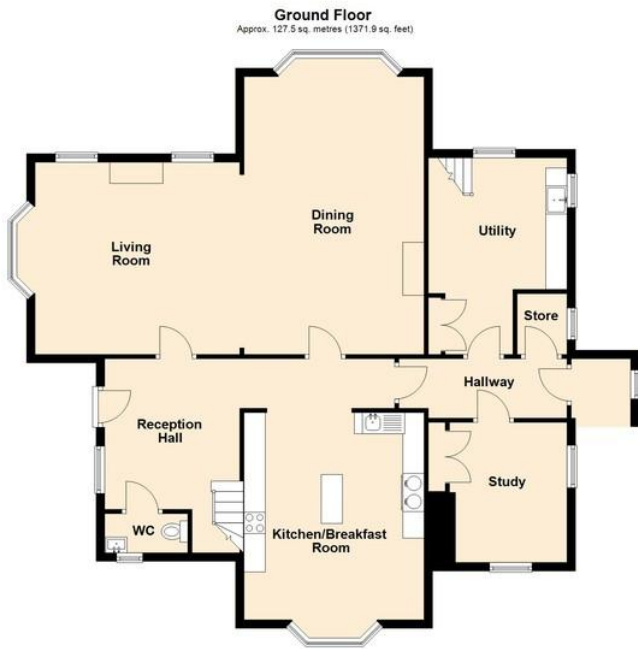
OUTSIDE The property is approached via a wooden five bar gate which opens onto a tarmac and gravel drive, the gravel drive wraps around the property providing extensive off road parking in front of the house and garage. The property stands in approximately 1 acre of well maintained landscaped gardens with large areas of lawn, beautiful trees and shrubs. Patio terrace seating area with pond, hot tub and beach house store/changing room.

COUNCIL TAX Band F

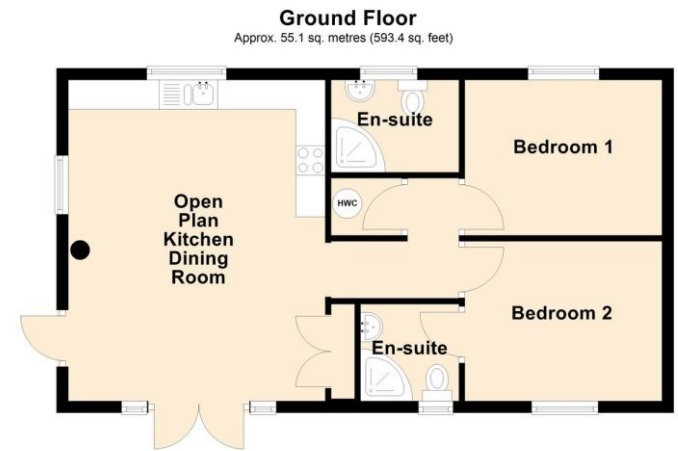
SERVICES Mains electricity and water. Private drainage. Oil fired central heating. PV solar system.

TENURE Freehold





Total area: approx. 267.4 sq. metres (2878.6 sq. feet)



Total area: approx. 55.1 sq. metres (593.4 sq. feet)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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