



THE CART HOUSE
OFFERS OVER £600,000

Spacious 3 Bed Barn with 2 Paddocks and Views
HOLLACOMBE 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.



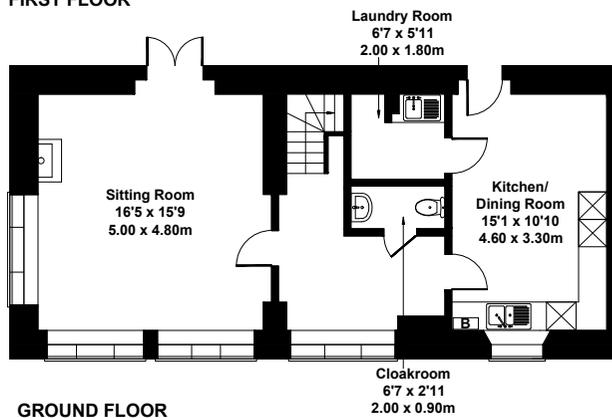
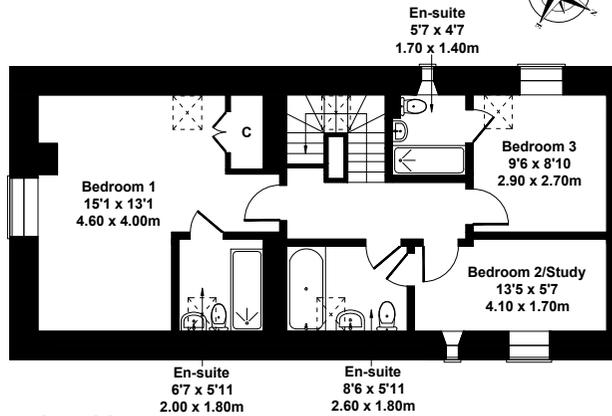
Outside

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.



The Cart House

Approximate Gross Internal Area
1345 sq ft - 125 sq m



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
-  3 Bathrooms
-  1 Reception Room
-  Garage and Parking
-  Not Listed
-  Heating: LPG
-  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
-  EPC Rating: D (64)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: ADSL
-  Mobile Signal: Variable to Good
-  Wheelchair accessible

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VIEWING:

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