



**Northwood Cottage, Tetcott,
Holsworthy, Devon, EX22 6QZ**

Guide Price £475,000 Freehold





Former Gamekeeper's cottage with no near neighbours, in a peaceful sylvan valley setting

- 3 Bedrooms
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Extensive Gardens
- Single Rod Fishing on River Claw
- Large Detached American Barn
 - About 0.58 Acres In All
 - EPC E & Council Tax D

SITUATION Located on the fringe of the rural hamlet of Tetcott, 6 miles from the market town of Holsworthy which caters for day-to-day facilities including shops, Waitrose supermarket, primary and secondary schools, a doctors' surgery and a leisure centre.

The town of Launceston, known at the "Gateway to Cornwall" is 10 miles away giving access to the A30 which links the Cathedral cities of Exeter and Truro. At Exeter there is a mainline railway station serving London Paddington, access to the M5 motorway network and an International Airport.

The popular coastal resort of Bude is 14 miles away with extensive sandy beaches and cliffland walks.

DESCRIPTION The original part of the property is believed to date back some 200 years with modern extensions. This character property would benefit from some upgrading and improvement and is

worthy of an early inspection to appreciate the accommodation and peaceful setting.

The accommodation is illustrated on the floorplan and comprises: entrance porch with door into a large lounge/dining room with windows to front and side aspect, open fireplace and timber lintel over and exposed stone surround. Door into inner vestibule with switchback stairs leading to the first floor.

The triple aspect kitchen/breakfast room enjoys views to the front and side. There is a range of base and wall mounted units with laminated work surface over, integral fridge freezer, inset 1½ bowl stainless steel sink, with plumbing for dishwasher. Peninsula breakfast bar and Belling electric range cooker. Door into conservatory/rear porch (in need of attention) with door leading to rear garden.



Study/hobbies room being triple aspect with stairs down to lower ground floor with understairs cupboard, shower room and a utility room with range of units, space and plumbing for washing machine, ceramic sink, base level oil fired boiler and sliding double glazed door to side parking area.

To the first floor there are 3 bedrooms, all being double aspect, with bedroom 1 having a range of fitted wardrobes. The spacious family bathroom comprises of a panel enclosed bath, low flush WC, vanity wash hand basin and walk-in shower cubicle.

OUTSIDE Approached from the quiet parish road and leading to pair of driveways, one with space for two vehicles and other with further parking, leading to car port and block built workshop with power connected.

To the rear is an enclosed patio area with further steps up to an extensive former lawned garden which has well defined hedge and fence boundaries.

On the other side of the road is a further garden area, which is laid mainly to lawn with well-defined hedge and fence boundaries, leading down to the River Claw to which the property has the benefit of a single rod fishing. There is a most spacious and useful American style barn with double doors opening to large single span area with inspection pit, stainless steel sink unit and extensive range of workshop benches and steps to large, boarded loft space above. Further enclosed workshop areas with power and light connected.

SERVICES Mains water and mains electricity. Private drainage (septic tank). Double glazed throughout. Oil

fired central heating. Council Tax D. Full EPC documentation available on request. For Internet and mobile phone coverage please visit Ofcom website. Please note the Agents have not inspected or tested these services.

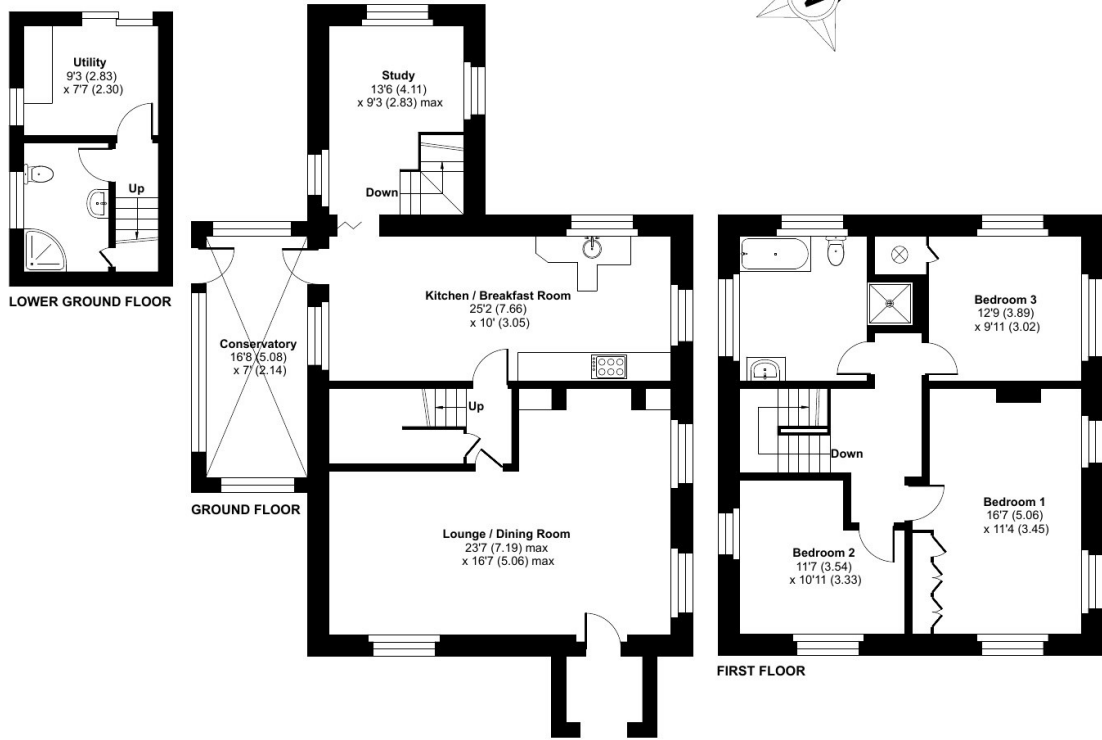
VIEWINGS Strictly by prior appointment with the vendors appointed agents, DJR Estate Agents and Auctioneers

DIRECTIONS

Sat Nav: EX22 6QZ (not to be relied on)
What3Words:///nicely.scooped.forced



Approximate Area = 1729 sq ft / 160.6 sq m
 Outbuildings = 1025 sq ft / 95.2 sq m
 Total = 2754 sq ft / 255.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1434722

For more information or to arrange a viewing, please contact us:

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