



Mucklow's View

Whitstone, Holsworthy

KIVELLS

Mucklow's View

Whitstone, Holsworthy, Cornwall, EX22 6TJ

£795,000 Guide Price

Superior new build four / five-bedroom property

An exemplary example of architectural excellence and high-end build quality

Benefitting from outstanding countryside views from all rooms to the front aspect

Air-source heat pump, aluminium triple glazing and underfloor heating throughout

Sold with the remainder of ICW building warranty

Hugely spacious and practical reverse living accommodation

EPC Rating: B



Situation

The development is set in an elevated position on the western edge of this popular village, with panoramic far-reaching views over picturesque countryside with distant views of Roughton on Bodmin Moor and the sea.

The village lies approximately 5 miles from the popular resort of Widemouth Bay, between Bude, Holsworthy and Launceston; each offering an extensive range of shopping and leisure facilities, including a Waitrose supermarket at Holsworthy, Exeter and access to the national Motorway network is approximately 50 miles to the east.

Whitstone is a thriving well regarded village with a post office/shop, primary school and two churches. There are an abundance of rural/woodland walks in the surrounding countryside to explore and escape from the everyday hustle and bustle.

Description

A jewel in the crown of the former historic estate of Whitstone Head; Mucklow's View, called after its namesake 'Squire' Edward Mucklow, is a superior new build property representing an exemplary example of modern architecture and high-end build quality. Offering a wonderful spacious and social home with the added benefit of outstanding countryside views perfectly framed by the aluminium picture windows from the elevated and unique position the property commands. No note has been missed in the design of this property and it is a fine example of contemporary building, boasting a stunning exterior combining stone and Siberian larch timber cladding with light-filled and well-proportioned accommodation throughout.

The property briefly comprises a hugely bright and spacious entrance hall with beautiful floating oak staircase to the first floor where you will find a galleried landing providing access to an outstanding kitchen/dining room benefitting from vaulted ceilings and huge picture windows to the front and side aspect boasting wonderful countryside views. From here you can access the larder and terrace where the views continue. The first floor also comprises a snug, bathroom and living room with log burning stove and bi-folding doors leading to a balcony. On the ground floor there are four double bedrooms including a master en-suite with dressing room, family bathroom and utility room.

Outside the property boasts a covered tarmacadam parking area for multiple cars beneath the large terrace with turning area, together with lawned gardens to the front and rear. The raised terrace provides a unique location for outdoor seating and alfresco dining whilst soaking in the wonderful vista, with the gardens offering a blank canvas for the new owners. Given the quality of the build, the location of the property and the outstanding views on offer, early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Grand entrance hall accessed via contemporary aluminium entrance doors to both the front and rear aspect with sidelights. European oak and steel floating staircase with glass balustrade leading to the first floor. Recessed spotlights, window to the rear aspect, tiled flooring and openings to:

HALLWAY

Recessed spotlights, built-in storage cupboards, fitted carpet and doors to:

MASTER BEDROOM

Impressive master bedroom with bi-folding doors to the front aspect where fantastic countryside views are afforded. Recessed spotlights, fitted carpet and opening to:

DRESSING AREA

Space for fitted wardrobes, window to the rear aspect, recessed spotlights, continuation of carpet and door to:

EN-SUITE

Three-piece suite comprising wet-room style shower enclosure with Mira drench shower attachment over, wall-hung hand wash basin and back-to-wall WC. Recessed spotlights, chrome heated towel rail, floor-to-ceiling tiling and shaving point.

BEDROOM TWO

Generous double bedroom with window to the front

aspect. Recessed spotlights, walk-in wardrobe, fitted carpet and door to:

EN-SUITE

Three-piece suite comprising shower enclosure with Mira drench shower attachment over and tiled splash backing, wall-hung hand wash basin and back-to-wall WC. Recessed spotlights, shaving point, chrome heated towel rail and tiled flooring.

HALLWAY

Recessed spotlights, frosted door to the side aspect, tiled flooring and doors to:

BEDROOM THREE

Double bedroom with window to the front aspect, recessed spotlights and fitted carpet.

BEDROOM FOUR

Double bedroom with window to the front aspect, recessed spotlights and fitted carpet.

BATHROOM

Three-piece suite comprising panel enclosed bath with Mira drench shower attachment over and tiled splash backing, combination vanity unit with inset hand wash basin and WC. Frosted window to the rear aspect, recessed spotlights, chrome heated towel rail, electric mirror and floor-to-ceiling tiling.

UTILITY ROOM

Recessed spotlights, extractor fan, ample space and plumbing for washing machine and tumble dryer. Electrical consumer board and tiled flooring.





FIRST FLOOR LANDING

Galleried landing boasting great space and light benefitting from a striking picture window to the front aspect with further window to the rear. Fantastic skylight, recessed spotlights, ceiling lights, tiled flooring and openings to:

KITCHEN / DINING ROOM

A stunning entertaining, and yet practical, space boasting space and light with vaulted ceiling benefitting from strip lighting and huge picture windows to the front and side aspect perfectly framing the outstanding countryside views.

An Omega supplied kitchen boasting a range of eye and base level units with Silestone quartz worksurface over incorporating Neff induction hob with extractor fan over. Further integrated Neff appliances include double oven with slide-and-hide doors, full-height fridge and freezer, matching breakfast bar with Silestone quartz worksurface incorporating stainless steel sink with Quooker combination tap, breakfast seating with charging points and integrated dishwasher.

Ceiling lights, door to the decking, tiled flooring, ample space for dining and seating furniture and door to:

PANTRY

A range of matching units including larder cupboard and base level units with worksurface over incorporating stainless steel sink/drain unit with mixer tap. Window to the rear aspect, recessed spotlights, storage cupboard and continuation of tiled flooring.

HALLWAY

Recessed spotlights, tiled flooring and doors to:

SNUG

A flexible space suitable as a snug, playroom, study or fifth bedroom. Window to the front aspect, recessed spotlights, loft hatch access and fitted carpet.

LIVING ROOM

Generous reception room benefitting from bi-folding doors to the front aspect leading to a composite balcony with glass balustrade boasting wonderful countryside views. Further bi-folding doors to the rear aspect overlooking the garden. Stylish Termatech TT20 Streamline log burning stove with slate hearth and stone backing. Recessed spotlights and fitted carpet.

BATHROOM

Three-piece suite comprising shower enclosure with Mira drench showerhead over and tiled backing, wall-hung hand wash basin and back-to-wall WC.

OUTSIDE

The property is approached over a tarmac driveway providing parking and turning space with further parking beneath the terrace. A paved path leads from the parking area past the lawn to the front entrance, with further access to both the side and rear.

The front lawn enjoys wonderful countryside views and gently slopes away from the property to the laurel and walled boundary. The lawn wraps around the property with steps leading past the original estate wall to the rear garden, which is mainly level and provides access to the living room and terrace.

TERRACE

An elevated composite decked terrace with glass balustrade accessed from the kitchen and rear garden. A fantastic seating area well-suited to alfresco dining and enjoying the outstanding countryside views.



Mucklow's View, Whitstone, Holsworthy, Cornwall, EX22 6TJ

Floor Plan

Floor plan for identification purposes only, not to scale



Agents Note

Benefits from a Professional consultant certificate. There is a developments maintenance charge of approximately £350 per annum to cover upkeep of the roads/sewers.

Services

Mains water and electricity. Air source heat pump.

-  EE Rating - B
-  Council Tax Band - 'TBC
-  Directions
What3Words - [///chess.fulfilled.teacher](https://www.what3words.com////chess.fulfilled.teacher)
-  Virtual Tour
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