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EAST WONFORD COTTAGE,

Milton Damerel, Holsworthy, Devon, EX22 7DP

Guide Price £550,000

- Sympathetically renovated spacious detached cottage
- Quiet semi rural location, 5 miles from Holsworthy and 15 miles to Bude
- Living room, dining room, sun room, study and a kitchen breakfast room
- Three generous double bedrooms and large family bathroom
- Extensive off road parking, useful outbuildings and beautiful mature gardens

East Wonford Cottage is a period gem tucked within a generous, mature plot that's been thoughtfully and sympathetically renovated, blending original character with the comforts of modern family life. Step outside and you're greeted by beautifully landscaped gardens, along with a range of versatile outbuildings ready to serve as a workshop, studio, or storage, depending on your needs.

Situated approximately 5 miles from the thriving market town of Holsworthy, which offers an excellent selection of shops including Waitrose, as well as primary and secondary schools, the popular coastal town of Bude is within easy reach at around 15 miles away.

The property offers two elegant reception rooms with stone fireplace to the sitting room with bread oven and wood burner, dining room with wood burner, while the light-filled garden room provides a wonderful spot to unwind and take in the views of the gardens.

Separate study, triple aspect kitchen breakfast room practical utility room and downstairs WC. Upstairs, the accommodation continues to impress, split level landing provides a versatile area with reading nook. The principal bedroom is generously proportioned, while two further double bedrooms provide ample space for family or guests and a spacious family bathroom.





DIRECTIONS

Head out of Bude towards Stratton and take the A3072 towards Holsworthy. Upon reaching the market town of Holsworthy take the A388 signposted towards Bideford. Proceed out of Holsworthy for approximately 5 miles until reaching Milton Damerel, then take the next right at Venn Green towards Town Farm, stay on this road for approximately ½ mile and then turn right at the T-junction, following this road until reaching the next T-junction, turn left signposted Thornbury and the property will be located a short distance along on the left hand side.

GARDEN ROOM 9' 2" x 7' 8" (2.79m x 2.34m) Wooden framed double glazed door and matching windows to front and side elevations, Timber clad roof, feature exposed stonewall and tiled flooring. Wooden framed double glazed door leading to:-

ENTRANCE HALL 14' 8" x 7' 7" (4.47m x 2.31m) A spacious entrance hall with staircase ascending to the first floor, with useful storage recess, wall mounted cupboard housing the consumer unit, tiled flooring and radiator. Solid oak brace and ledge doors serve the following rooms:-

SITTING ROOM 14' 11" x 14' 5" (4.55m x 4.39m) A bright and spacious characterful reception room with wooden framed double glazed window with oak windowsill and oak window seat to the rear elevation overlooking the pretty landscaped gardens. Large stone fireplace with slate hearth, bread oven and wood burner, fitted bookcase to one side, tiled flooring and radiator.

STUDY 9' 6" x 8' 8" (2.9m x 2.64m) Wooden framed double glazed window to the front elevation with deep oak windowsill, painted beams to the ceiling, part exposed stonewall, fitted bookshelves, tiled flooring and radiator.

DINING ROOM 15' 3" x 14' 5" (4.65m x 4.39m) Wooden framed double glazed window with oak windowsill and oak window seat to the rear elevation offering views of the pretty landscaped well maintained gardens. Stone fireplace with wooden mantle and slate hearth with wood burner, fitted shelving to one side, radiator and tiled flooring. Arch leading

through to:-

KITCHEN/BREAKFAST ROOM 14' 11" x 12' 5" (4.55m x 3.78m) A bright and spacious triple aspect, kitchen breakfast room with wooden framed glazed windows to the front and side elevations with oak windowsills and UPVC double glazed French doors to the rear offering views and leading out to the pretty landscaped gardens. Inset lighting, feature exposed stone wall, radiator and tiled flooring.

The kitchen is finished with a range of matching oak fronted wall and base units with granite worksurface with matching upstand, inset composite sink and drainer with mixer tap, Mercury range style cooker with electric ovens and five ring gas hob, with extractor canopy above and integrated dishwasher.

UTILITY ROOM 13' 11" x 8' 8" (4.24m x 2.64m) Wooden framed double glazed window to the front elevation with slate windowsill and wooden framed double glazed stable style door side. Painted beams to ceiling, tiled flooring and radiator. Fitted base units with slate worksurface, large porcelain Royal Doulton sink, space and plumbing for washing machine and Boulter floor standing oil fired boiler. Door to:-

CLOAKROOM 6' 7" x 3' 5" (2.01m x 1.04m) Wooden framed stained glass window to the front elevation with slate windowsill, fitted storage cupboard, wall mounted wash hand basin, WC and tiled flooring.

LANDING A wooden-framed double-glazed window with a deep oak windowsill to the rear elevation enjoys attractive views over the beautifully landscaped gardens. The spacious split-level landing provides a versatile area, ideal as a home office or reading nook. Radiator and loft hatch access. Solid oak braced and ledge latch doors serve the following rooms.

BEDROOM ONE 17' 11" x 15' 11" (5.46m x 4.85m) A generous principle dual aspect double bedroom with wooden framed double glazed window windows to the side and rear elevations with deep oak windowsills and offering pleasant outlook over the beautiful

landscaped gardens. Exposed wood flooring, built in storage cupboard and two radiators.

BEDROOM TWO 14' 9" x 10' 6" (4.5m x 3.2m) A bright and spacious double bedroom with wooden framed double glazed window with deep oak windowsill to the rear elevation offering a pleasant outlook over the beautiful landscaped gardens. Feature fireplace, built-in storage cupboard and radiator.

BEDROOM THREE 12'9 max' 8'10 min" x 9'2 max 5'4 min' (3.86m x 2.74m) A bright and spacious double bedroom with wooden framed double glazed window with oak windowsill to the front elevation offering pleasant countryside views. Radiator.

BATHROOM 11' 00" x 9' 1" (3.35m x 2.77m) A generous dual aspect family bathroom with wooden framed double glazed windows with oak windowsills to the front and side elevations. Inset lighting, roll top clawfoot bath central mixer tap, large double shower enclosure with mains fed soak head shower and separate hand attachment, pedestal wash hand basin, WC, wall mounted heated towel, radiator and airing cupboard housing pressurised hot water cylinder and slatted shelving.

HOBBIES ROOM 16' 2" x 9' 2" (4.93m x 2.79m) UPVC double glazed French doors to the front elevation with matching window. Lighting and power connected.

WORKSHOP 23' 4" x 9' 9" (7.11m x 2.97m) Wooden pedestrian door to the front, light and power connected.

PLANT ROOM 7' 7" x 5' 7" (2.31m x 1.7m) Wooden pedestrian door to the front elevation and UPVC double glazed window to the side. Housing the borehole filtration system.

OUTSIDE The property is approached via a wooden five-bar gate, opening onto an extensive gravel driveway bordered by beautifully maintained and well-established flower beds to the front and side elevations.

A natural stone patio offers an ideal space for outdoor entertaining and relaxation, leading onto magnificent enclosed gardens that have been lovingly cultivated over many years. Predominantly laid to lawn, the gardens are enhanced by an abundance of mature shrubs, trees, and established planting, creating exceptional colour, texture, and interest throughout the seasons.

Thoughtfully positioned seating areas are nestled throughout the grounds, allowing enjoyment of both sunshine and shade at different times of the day. To one side of the garden, a greenhouse and productive vegetable plot provide excellent opportunities for those with an interest in gardening and homegrown produce.

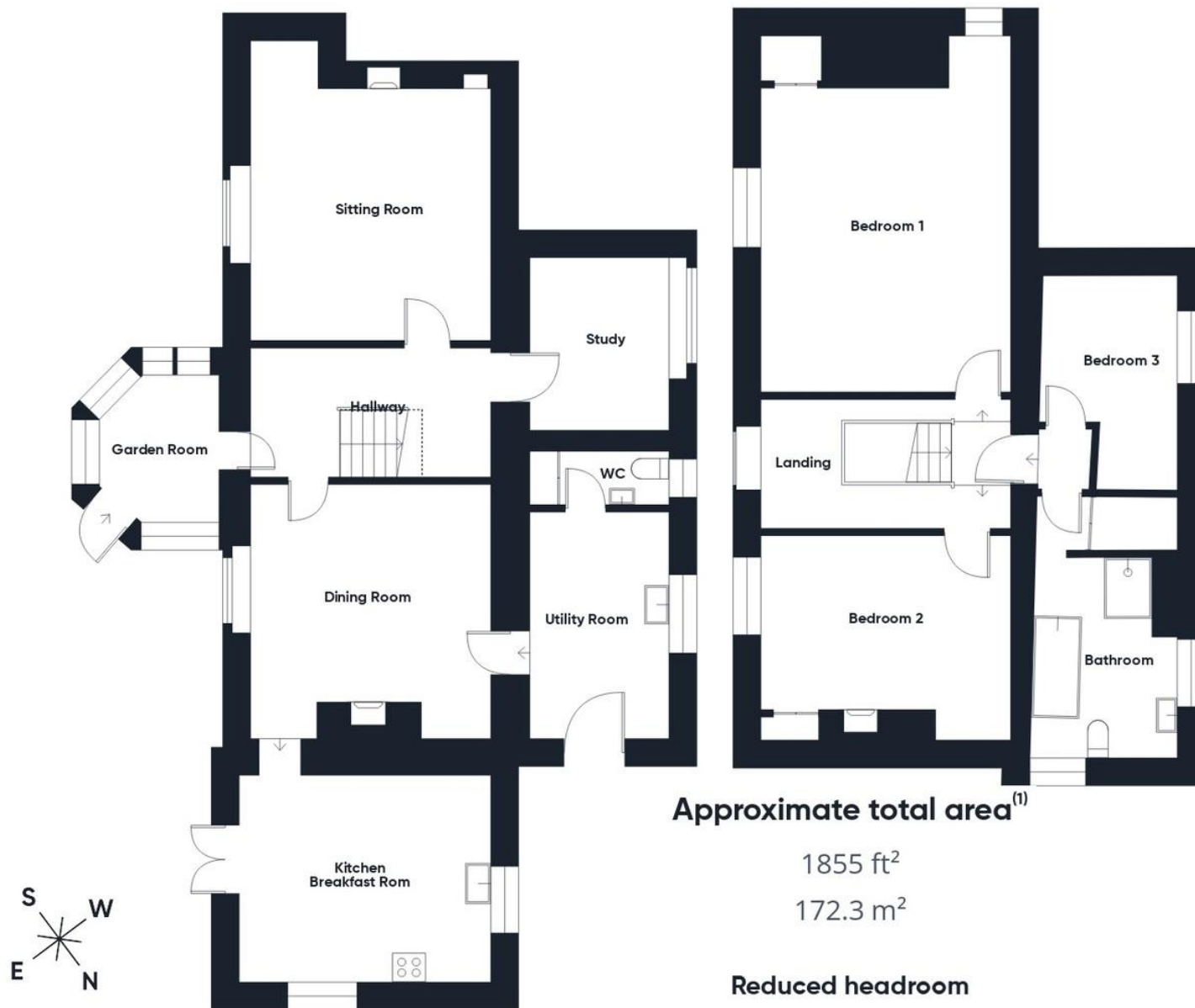
The gardens are a particular feature of the property, offering a high degree of privacy, tranquillity, and year-round beauty.

COUNCIL TAX Band D

SERVICES Mains electricity. Oil fired central heating. Private borehole. Private drainage.

TENURE Freehold





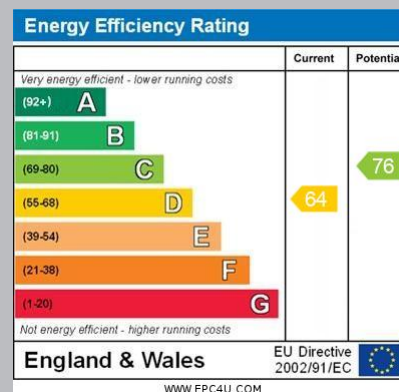
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

