



**Smithy Court, North Tamerton,
Holsworthy, Devon, EX22 6RL**

Guide Price £550,000 Freehold





A remarkably spacious detached dormer bungalow with views over farmland in a peaceful rural location

- 5 Bedrooms (1 En Suite)
 - Family Bathroom
- Spacious Kitchen/Breakfast Room
 - Lounge & Dining Room
 - Integral Garage
- Double Glazed Throughout
- Lawned Gardens with Views
- EPC D & Council Tax E

SITUATION Located on the fringe of the rural hamlet of North Tamerton, 3 miles from the village of Whitstone with its Post Office/general store catering for day-to-day needs. The market town of Holsworthy is 6 miles and has more comprehensive facilities including shops, Waitrose supermarket, primary and secondary schools, a doctors' surgery and a leisure centre.

The popular coastal resort of Bude is 12 miles away with extensive sandy beaches and cliff walks.

The town of Launceston 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.

DESCRIPTION A remarkably spacious family home built by the current vendors in the 1990s of cavity block construction beneath an interlocking tiled roof.

The accommodation is illustrated on the floorplan and comprises: part glazed door with side casement into tiled entrance porch with glazed door into entrance hall with exposed wood floor, illuminated cloak hanging cupboard, airing cupboard and doors to all rooms.

Triple aspect kitchen/breakfast room comprises a range of base and wall units with laminated work surfaces over, inset 1½ bowl sink unit with mixer tap and single drainer, appliance space for dishwasher, range cooker with extractor unit over, appliance space for American-style fridge/freezer, central island unit with granite worktop. Archway to rear hall with range of base level units, large pantry cupboard and door opening to side of property.



Double aspect dining room with parquet floor and views to Dartmoor. Lounge with exposed wood floor, feature fireplace with inset wood burner, double doors opening to rear yard and garden beyond. Stairs rise to first floor and door to rear vestibule with door to courtyard. The cloakroom has low flush WC and wash hand basin and door into utility room (former garage).

The utility room has plumbing and appliance space for washing machine and tumble dryer, inset stainless steel sink and door leading to garage/workshop with concrete floor and recess containing base-level oil-fired boiler.

On the ground floor there are 3 bedrooms, two with deep wardrobes.

The first floor has a landing/study area with velux window and views over farmland to Dartmoor beyond. Bedroom 1 with window to rear with views over farmland, walk-in dressing room (restricted headroom) and en suite shower room with shower cubicle, low flush WC, wash hand basin. Bedroom 2 with dormer window to front and views over farmland, access to under eaves storage.

OUTSIDE Accessed from the parish road by 5-bar gates onto the concrete drive which leads along the side of property to the rear, providing parking for several vehicles and giving access to the garage/workshop with inspection pit.

The gardens to the front and side are laid mainly to lawn with well-defined hedge and stone boundary walls, pergola seating area,

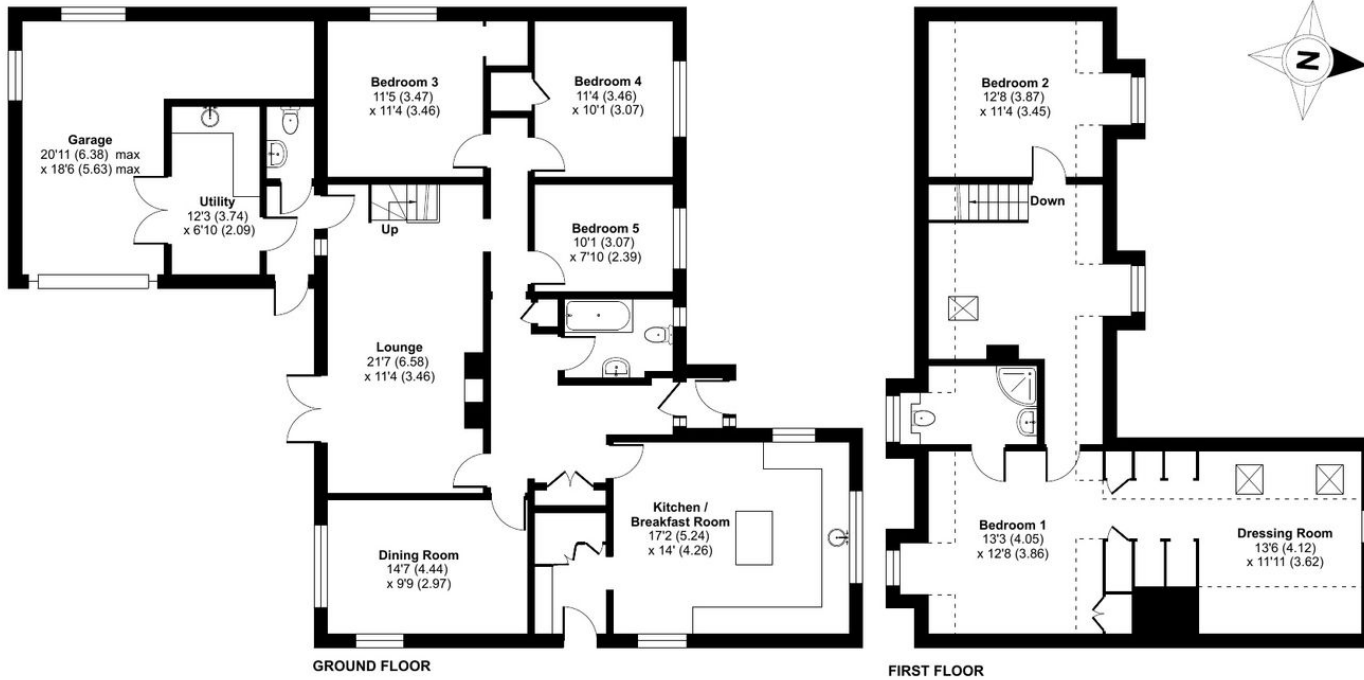
aviary, raised flower beds, greenhouse. From the rear courtyard, there is access to an extensive decked patio terrace, ideal for al fresco dining and entertaining with views over surrounding farmland to Dartmoor beyond. Further range of outbuildings including playhouse and summer house with power connected. Solar panel array. There is an additional off-lying garden area which is ideal for storage or creation of a separate vegetable garden.

SERVICES Mains water and electricity. Private drainage (septic tank). Bulk oil-fired central heating. Double glazed throughout. Council tax band: E. Full EPC available on request. Broadband: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these.

Denotes restricted head height

Approximate Area = 2036 sq ft / 189.1 sq m
Limited Use Area(s) = 268 sq ft / 24.8 sq m
Garage = 254 sq ft / 23.5 sq m
Outbuilding = 115 sq ft / 10.6 sq m
Total = 2673 sq ft / 248 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), © nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1459513

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

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