



Derril Cottage



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Derril, Pyworthy, Holsworthy, EX22 6YA

Holsworthy 2.9 miles - Bude 8.3 miles - Launceston 17 miles

A 3/4 bedroom detached country cottage with a level, mature garden, a single garage and workshop, and ample off road parking, located in a quiet hamlet setting.

- Array of solar panels
- Sociable kitchen/breakfast room
- Characterful living room and dining room
- Upvc double glazed conservatory room
- Level, well stocked mature gardens
- Single garage and workshop
- Quiet hamlet location
- 3 to 4 bedrooms
- Council Tax Band - E
- Freehold

Guide Price £495,000

SITUATION

The hamlet of Derril lies within the rural parish of Pyworthy, a peaceful and attractive part of North Devon close to the Devon/Cornwall border. The area is well regarded for its unspoilt countryside, quiet lanes and excellent opportunities for walking, riding and outdoor pursuits. The market town of Holsworthy offers a wide range of shops, primary and secondary schooling, leisure centre and doctors and minor injury hospital and lies within 3 miles of the cottage. The North Cornish coast, with its popular surfing beaches at Bude and Widemouth Bay, is within easy reach, making the location particularly appealing for those seeking a tranquil country lifestyle whilst remaining accessible to coastal and town facilities.

DESCRIPTION

An impressive 3/4 bedroom detached cottage with gardens measuring 0.22 acres. The original cottage is believed to be about 200 years old, built of cob with rag slates on the roof. The modern extensions were added between 2009 and 2012 to form the property you see today.



ACCOMMODATION

This charming detached cottage offers a wealth of period character, including many original features including exposed beams and timbers and an impressive stone inglenook fireplace, complete with slate hearth and traditional clome oven. A welcoming front uPVC conservatory enjoys pleasant views over the garden. The accommodation is versatile, with a comfortable living room featuring a wood burning stove and a separate dining room ideal for entertaining. The cottage-style kitchen/breakfast room is fitted with a range of matching units and incorporates a Rangemaster cooker, creating a sociable and practical family space. A useful ground floor study offers flexibility and could equally serve as a fourth bedroom, hobby or craft room. To the rear, on the ground floor, there is a useful utility room housing the wall mounted 'Ariston' boiler which, in turn, leads to a shower room w/c. Upstairs the property continues to impress, with a spacious principal bedroom benefitting from built-in wardrobes and useful storage cupboards either side of the chimney breast. There is a further generous dual aspect double bedroom and a single bedroom completing the first floor. The property benefits from uPVC double glazed windows and LP gas fired central heating.

OUTSIDE

The property is approached via a tarmac and gravelled driveway providing off road parking and access to a single garage. The garage benefits from an array of solar panels on the roof, generating a valuable feed-in tariff and contributing to economical electricity running costs. An integral workshop adjoins the garage and is equipped with power and light, making it ideal space for hobbies or storage if required.

The gardens are a particular feature of the property, being well stocked and thoughtfully arranged. Areas of lawn are complemented by raised vegetable/herb beds and a timber greenhouse. Two ponds add interest and attract wildlife, while well established flowerbeds contain a wide variety of shrubs and perennials including an impressive magnolia tree and colourful camellias, creating an attractive and private outdoor setting throughout the seasons.

SERVICES

Main electricity, water and drainage. LPG central heating. Array of solar panels on a good feed in tariff - owners roughly gain £1,000 of income per year although this can change. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston take the B3254 north. Follow this road for about 13 miles passing through Yeolmbridge, Langdon Cross, Bennacott, West Curry and Whitstone. Turn right signposted Bridgerule. Go through Bridgerule and after about a mile turn right. After about 1/3 mile turn left and follow the road to Derril. Derril Cottage is on the right hand side as you enter the hamlet.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

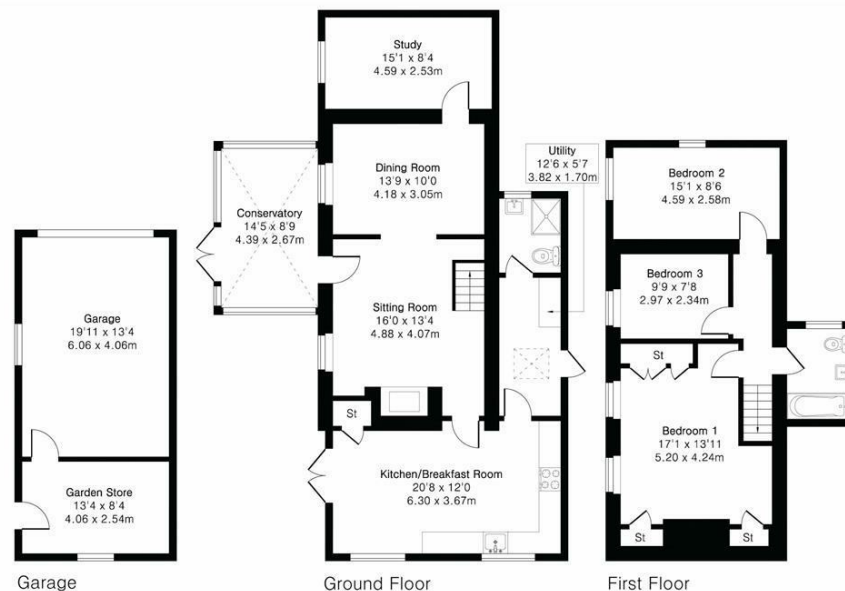


**Approximate Gross Internal Area 1607 sq ft - 149 sq m
(Excluding Garage)**

Ground Floor Area 1044 sq ft – 97 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 382 sq ft – 35 sq m



For Identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
		48	71
England & Wales		EU Directive 2002/91/EC	

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