

1 OFFIELDS

HOLBETON | DEVON



1 Offields

Holbeton | Devon | PL8 1NB

AT A GLANCE

An end-of-terrace, three-bedroom village cottage with a long rear garden, offered for sale by informal tender with no onward chain. Additional land and a stone barn are available by separate negotiation.

DESCRIPTION

Offered to the open market for the first time, 1 Offield occupies a central position in the South Hams village of Holbeton. The cottage provides approximately 82.3 sq m (886 sq ft) of accommodation and offers considerable scope for refurbishment and modernisation.

An entrance hall leads to a generous sitting room, where an exposed stone fireplace with an inset stove provides a natural focal point. The kitchen overlooks the rear garden and connects to a useful rear porch. Upstairs are three bedrooms and a family bathroom. The property also benefits from oil-fired central heating.

Behind the cottage is a long, enclosed garden with lawn, mature boundaries and an outlook across the village. With well-proportioned accommodation and plenty of potential for improvement, the property offers an appealing opportunity to create a distinctive village home.

ADDITIONAL LAND AND BARN

A further area of land behind the cottage, together with a traditional stone barn requiring restoration, is available by separate negotiation.

The land and barn may suit a range of ancillary uses, subject to all necessary planning, building regulation and other consents. There may also be scope to form vehicular access, although purchasers must rely upon their own enquiries and obtain any required highway and other approvals.

A restrictive covenant will be imposed preventing the land and barn from being used or developed as a separate residential dwelling.

LOCATION & SITUATION

Holbeton is an established South Hams village surrounded by rolling Devon countryside and situated close to the River Erme and the South Devon coast. Local amenities include a village shop, public house, primary school, parish church and village hall. The surrounding countryside and coastline provide numerous walking and recreational opportunities, while Plymouth is accessible by road for a wider range of shopping, leisure and transport facilities.

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Property Details

Services:	Mains water, electricity, and drainage. Oil fired central heating
EPC Rating:	Current - E
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Generous sitting room with stone fireplace and inset stove
- Long enclosed rear garden
- Scope for refurbishment and modernisation
- Offered to the open market for the first time
- No onward chain
- Additional land and stone barn available by separate negotiation

Method of Sale

The properties are offered for sale individually by informal tender. Details of the tender process, closing date and submission requirements are available from the selling agents.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

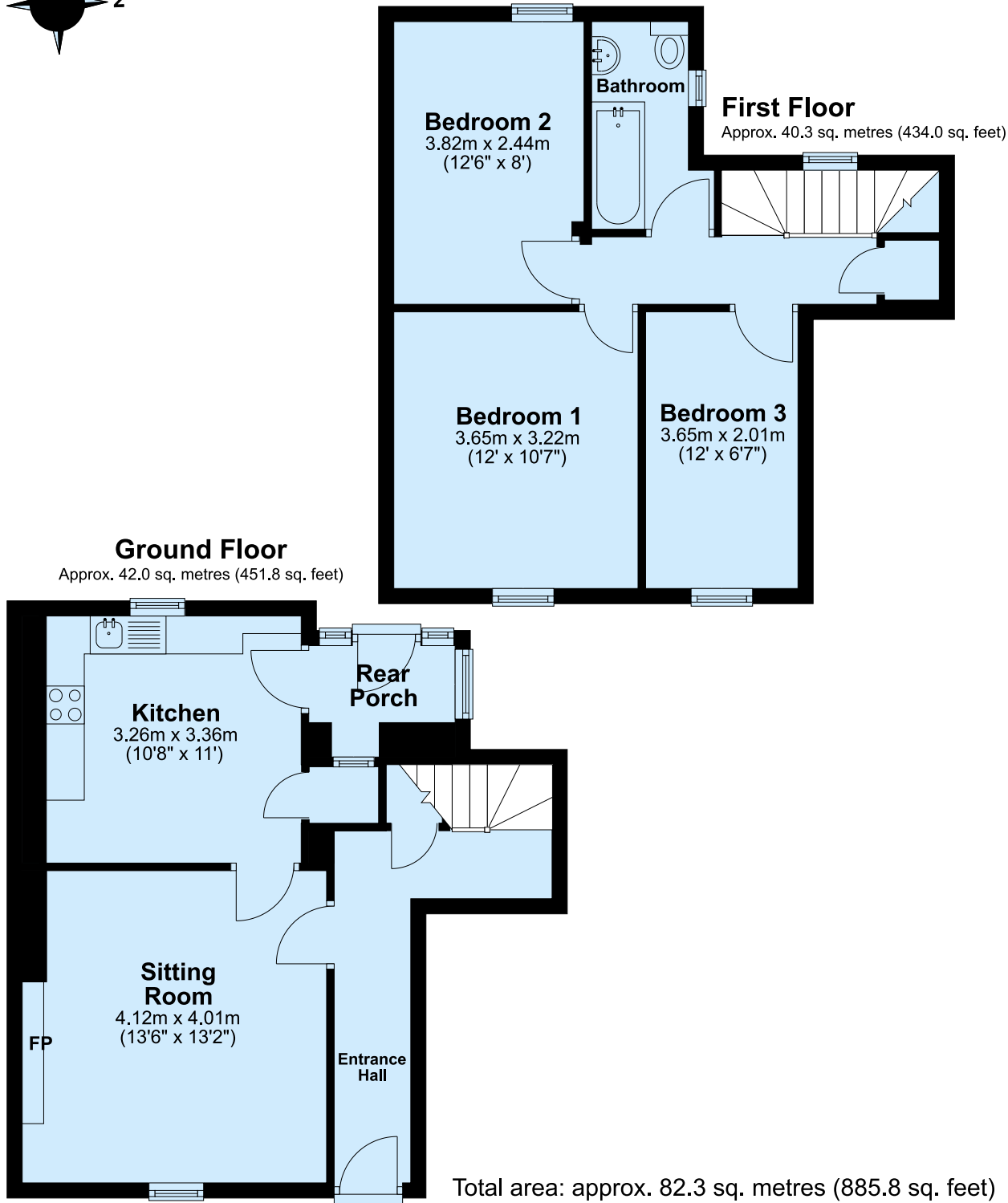
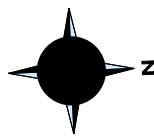
From the A38, leave at Wrangaton Cross and follow the A3121 towards Ermington and Modbury. At the A379, turn right towards Plymouth, then after approximately one mile turn left for Holbeton. Continue for around two miles, turn left downhill into the village and follow the road onto Fore Street, where 1 Offields will be found.

Viewing

Strictly by appointment with Marchand Petit, Modbury. Bespoke appointments outside normal office hours can be arranged with prior notice.



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.