Glebe Wood House, Bodmin Street

STAGS

Glebe Wood House,

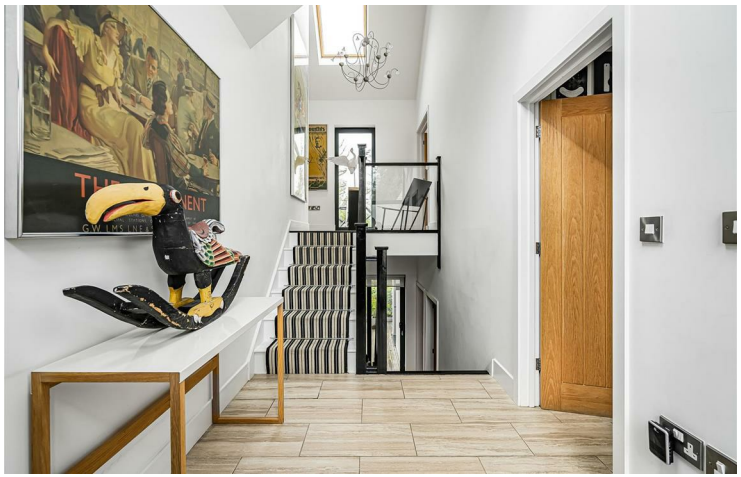
, Holsworthy, Devon EX22 6BH

Bude 10 miles - Okehampton 19 miles - Exeter 41 miles

A superb contemporary detached home, occupying an enviable position on the edge of Holsworthy, with attractive woodland and rural views and excellent access to Okehampton and its train station and Bude and its beaches in the opposite direction.

- Contemporary detached family home
- Impressive and versatile accommodation
- Four double bedrooms
- Two en-suite shower rooms
- Prime position within the town
- Detached double garage with electric door
- Generous gardens extending to around 0.25 acres
- Extensive off-road parking
- Freehold
- Council tax band - E

Guide Price £650,000



SITUATION

The property enjoys an excellent position on the edge of Holsworthy, a town situated in the heart of Ruby Country. The town provides a good selection of everyday amenities including national and independent shops, Waitrose, Marks & Spencer Simply Food, a post office, a medical centre/community hospital, together with primary and secondary schooling. Recreational facilities include a heated swimming pool, sports hall, bowling green, cricket club and an 18-hole golf course. The North Cornish coast at Bude is approximately 10 miles away, whilst Okehampton, Dartmoor National Park and Bideford are around 20 miles distant. Launceston is approximately 14 miles and Barnstaple, the principal commercial centre of North Devon, approximately 30 miles. The beauty of the position of Glebe Wood House, on the very fringes of the town with a countryside feel and views, yet is within an easy walk to the town centre and most of the town's facilities.

DESCRIPTION

Built in 2016 by a reputable local developer, this impressive home has been thoughtfully designed to provide spacious and versatile accommodation with a strong emphasis on quality, natural light and energy efficiency. The property benefits from a super-insulated timber-frame construction, aluminium powder-coated windows and doors, attractive cedar-clad elevations and a traditional slate roof. Heating and hot water are provided by an air source heat pump with underfloor heating, whilst the principal living room features a contemporary wood-burning stove. The accommodation is arranged over two levels and provides an excellent combination of family and entertaining space, with attractive views over the surrounding countryside.

ACCOMMODATION

A welcoming entrance hall with a vaulted ceiling leads to a cloakroom and impressive living room, which features a wood-burning stove and Juliet balcony. The particularly spacious kitchen/dining/family room forms the heart of the home and is fitted with a range of quality integrated appliances, together with access onto a balcony with lovely views. There is also a useful study and separate utility room. The ground floor provides four generous double bedrooms, three of which enjoy direct access to the decking. Two benefit from en-suite shower rooms, while one is currently used as a home office. A family bathroom completes the accommodation. The layout offers considerable flexibility and, subject to individual requirements, provides the potential for one of the rooms to be utilised as an additional reception room or fifth bedroom.

OUTSIDE

The property is approached over extensive off-road parking and provides excellent provision for several vehicles. A substantial detached double garage has an electric up-and-over door and offers useful additional storage and workshop space. The gardens surround the property and have been attractively landscaped, incorporating areas of lawn, established planting, paved and timber-decked seating areas and a good degree of privacy. In all, the grounds extend to approximately 0.25 acres and enjoy attractive views towards the surrounding woodland and countryside.

SERVICES

Main electricity, water and drainage via a pumping station. Air Source central heating and wood burning stove. Broadband availability: Ultrafast, Superfast 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.

VIEWING

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

DIRECTIONS

From the centre of Holsworthy, proceed along Fore Street in the direction of Launceston. Before reaching the Square, turn right into Bodmin Street. Continue along this road, passing the turning for Croft Road on the right, and take the next right-hand turning. Continue to the bottom of the road where Glebe Wood House will be found on the right-hand side.

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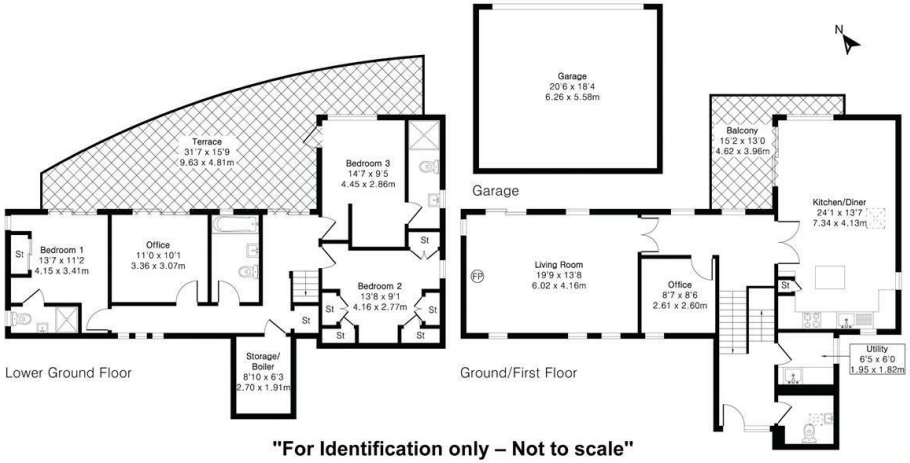
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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 1870 sq ft - 174 sq m
(Excluding Garage)
Lower Ground Floor Area 896 sq ft – 83 sq m
Ground/First Floor Area 974 sq ft – 91 sq m
Garage Area 376 sq ft – 35 sq m



"For Identification only – Not to scale"

PINKPLAN

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.

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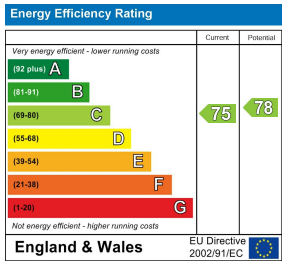

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