



D. R. Kivell  
COUNTRY PROPERTY

# Greenacres

Tetcott, Holsworthy, Devon



# Greenacres

Tetcott, Holsworthy, Devon, EX22 6RF

Holsworthy 7 Miles

Launceston 7 Miles

Bude 17 Miles

 3 Bedrooms

 2 Reception Rooms

 2 Bathrooms

 EPC D57

 1.14 Acres

Extremely well located, spacious and most impressive 3 bedroom, 2 reception room residence finished to a high standard in an accessible area. Extensive, 1.14 acres lawned and mature gardens. Double Garage. Stunning panoramic views to Dartmoor and Bodmin moor. No onward chain.

Greenacres is in an accessible location equidistant between the popular towns of Holsworthy and Launceston. The historic town of Holsworthy is 7 miles and has a range of individual shops and Waitrose supermarket. Launceston to the southwest has a range of supermarkets including a M&S foodhall and access to the A30. The popular North Cornwall beach resort of Bude, boasting superb surfing and a sea pool is 17 miles to the northwest whilst other popular coastal resorts of Widemouth Bay, Crackington Haven and Port Isaac to name but a few are all within easy reach.



Greenacres is set in an enviable location and enjoys stunning views. This beautifully presented and thoughtfully designed home offers spacious, modern and versatile single-level living. The residence is well equipped for modern efficient living which includes biomass central heating, a new slate roof contemporary bathrooms and kitchen, predominantly engineered oak flooring throughout. The layout has been carefully considered to create a natural circular flow, enhancing both practicality and ease of living, with the living space at one end and a separate wing for the bedrooms creating a clear differential between the two.

At the heart of the home is a stunning open-plan Living, Kitchen and Dining Room ideal for spacious modern day-to-day family living and a sliding patio door opens onto the garden and patio, perfect for summer entertaining. The contemporary kitchen has been finished to a high specification, centred around a substantial island with granite worktop, a five- ring induction hob, creating a sociable focal point. A comprehensive range of integrated Siemens appliances includes eye-level double ovens, dishwasher and tall fridge freezer, while a stainless-steel sink has the benefit of Brita filter tap water. Positioned just off the kitchen is a useful walk-in pantry cupboard providing excellent additional storage for small appliances and everyday household essentials whilst maintaining the clean, uncluttered aesthetic of the kitchen.

The impressive kitchen / dining room flows seamlessly into a well-proportioned formal Sitting Room, enjoying dual aspect south facing views over the front garden and Dartmoor beyond. A wood-burning stove provides a cosy focal point, adding warmth and character.



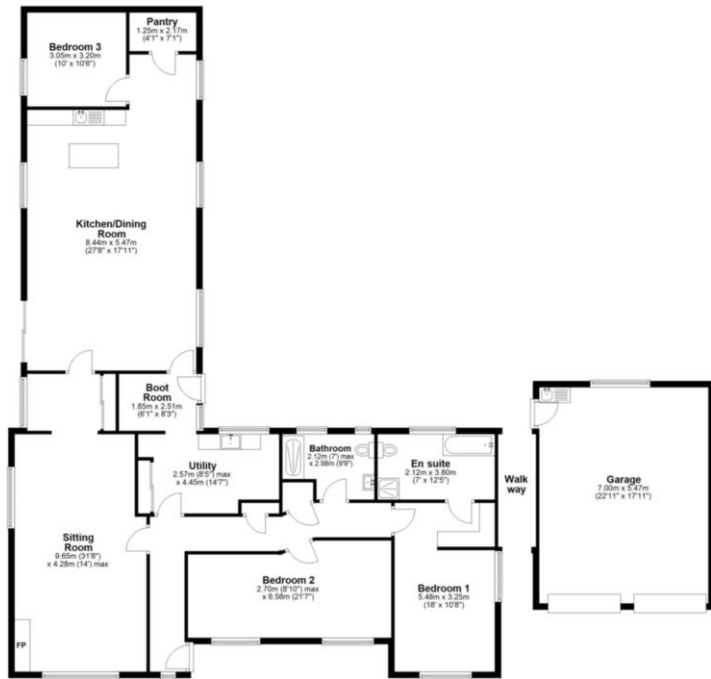
Off the inner hallway is a generously sized Utility Room fitted with base units and a stainless-steel sink, space and plumbing for a washing machine and tumble dryer.

The property benefits from central heating served by an internal wood pellet biomass boiler, offering an efficient and environmentally friendly heating solution. Off the Kitchen and Utility Room is a secondary entrance porch /boot room, a practical space, fully fitted with painted bespoke storage for coats and shoes, tiled floor with underfloor heating, ideal for returning inside from the garden, garage or countryside walks.

The hallway leads to a private bedroom wing, comprising two spacious double bedrooms and a well-appointed contemporary Family Bathroom. Elegant, tiled flooring and electric underfloor heating for added comfort. A contemporary suite boasts a spacious shower enclosure with glazed screen, rain head shower and recessed storage niche, two drawer wall hung wash hand basin and w/c. The Master Bedroom is exceptional being well proportioned and enjoys dual aspect views whilst enjoying natural light and attractive outlook towards the garden and views. Finished to a high standard, the en suite has been carefully designed to create a spa-like atmosphere, featuring a stylish double-ended inset bath ideal for relaxing, alongside a separate walk-in shower.

In addition, the versatile third bedroom / study provides excellent flexibility, making it ideal for a range of uses including a guest bedroom, home office or hobby space. Benefiting from pleasant natural light and countryside views, this additional room enhances the flexibility of the property and is perfectly suited to the demands of modern life, particularly for those seeking workspace within the home.





#### Outside

The property is approached directly from a quiet country road through double wooden gates onto a tarmac driveway, providing ample parking and leading to the front of the bungalow and double garage. Steps rise to a raised entrance, beautifully constructed cut stone-faced wall and gravel terrace, creating an impressive approach to the front door. A side gate and covered walkway provide convenient sheltered access to the rear entrance, side garage door and garden areas.

The gardens extend to 1.14 acres which are a particularly appealing feature of the property, wrapping around three sides of the residence and offering an excellent degree of privacy, space and variety. The front garden is predominantly laid to a generous expanse of lawn, bordered by mature planting, established shrubs and specimen trees, including copper beech and sweet chestnut, creating year-round colour and a wonderfully established setting. At the lower end of the garden is a charming orchard comprising seven fruit trees, including apple, pear and plum varieties, together with direct access to the road via a traditional five-bar wooden gate.

The current owners have thoughtfully enclosed a section of the lawn creating a small paddock area suitable for goats or small livestock, complete with a hardstanding area and field shelter

The rear garden has been designed with both productivity and enjoyment in mind, incorporating areas of lawn alongside raised vegetable beds, a metal fruit cage, chicken run, aluminium-framed greenhouse and a useful garden tool shed. Tucked into one corner of the garden is a particularly unique feature: a converted horse box providing a versatile covered seating area or hobbies room, complete with a decked terrace to the front overlooking adjacent farmland and distant views towards Bodmin Moor.

#### Buildings

Double Garage: 7.00m x 5.47m (22'11" x 17'11")

Two electric roller doors.

Power, light and water connected. Concrete floor, double Butlers sink.

Window to rear and side pedestrian door to side.

Adjoining wooden lean-to mower store with doors to both ends. Power and light connected.

Feedstore: 3.85m x 2.06m (12'7" x 6'9")

Field Shelter: 3.85m x 3.50m (12'7" x 11'5")

Services & Information

- Water – Mains
- Drainage- Private Septic Tank
- Electricity – Mains
- Heating – Central Heating via Biomass boiler and woodburning stove
- Telephone & Broadband – Airband 100mbps checker.ofcom.org.uk/
- Mobile Availability – checker.ofcom.org.uk
- Council Tax Currently – Band E
- EPC – D57
- Construction – Cavity wall

Local Authority

Torrige District Council, Riverbank House, Bideford, Devon EX39 2QG.  
01237 428700.

Tenure

The property is offered for sale freehold.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions

From the A30 at Launceston take the slip road to Pennygillam roundabout. Take the 4th exit on the A388 towards Holsworthy. Proceed through St Giles on The Heath and after approximately 1.8 miles take the left turn to Luffincott. After 0.2 miles Greenacres will be found on the left.

What3words Location Finder

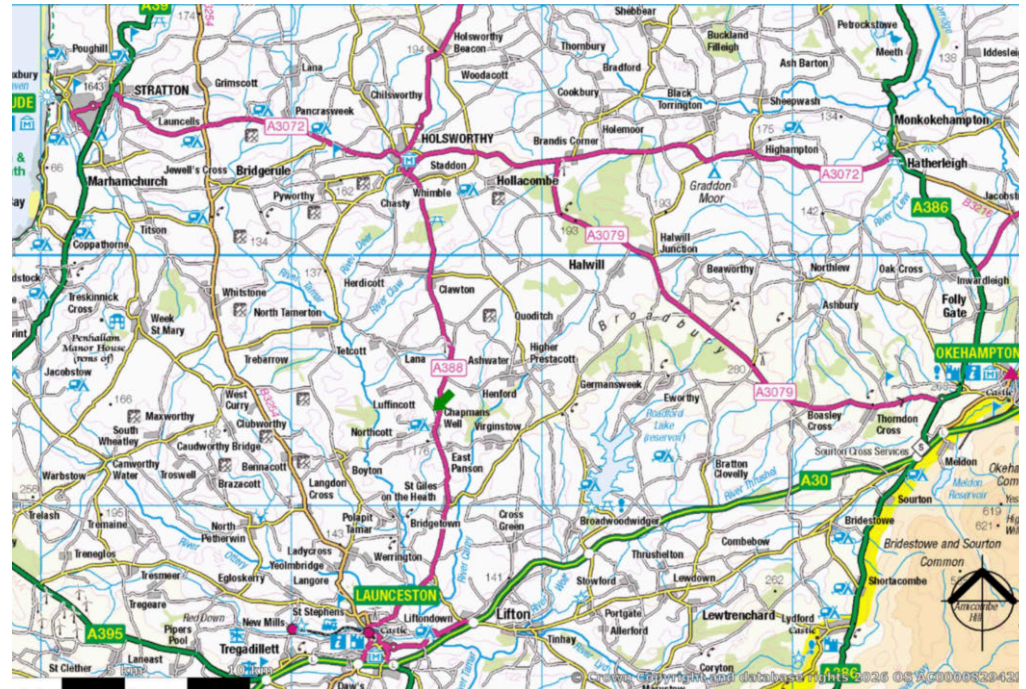
///curry.evening.attitudes

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		





DRK

Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock Devon, PL19 0NW  
121 Park Lane, Mayfair. London, W1K 7AG

