



LITTLE COOMBE
OFFERS OVER £400,000

Select Small Rural Development, Garage, Parking, Gardens & Paddock
HOLLOCOMBE Nr HOLSWORTHY

MILLER TOWN & COUNTRY
exp UK



- » Superb Converted Barn
- » Select Small Rural Development
- » Garage and Parking
- » Gardens and Paddock
- » Open Country Views
- » Holsworthy 3 miles
- » North Coast 12 miles

The Property

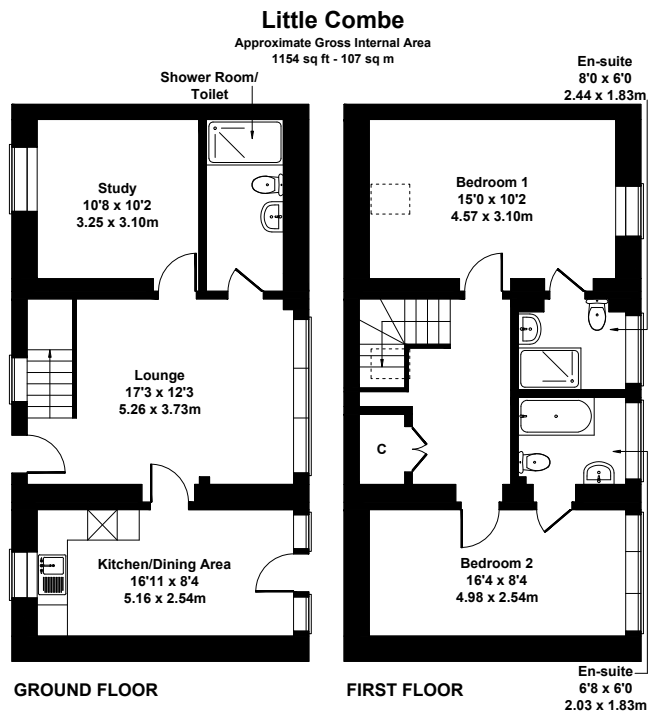
These pretty barns have been completed to an exceptionally high standard and offer light and airy accommodation with a perfect fusion of oldy-worldy character along with, modern finishes and practicality. Enjoying tiled and oak floors throughout. The property has gas central heating and heritage style double glazed windows and doors. On the first floor the majority of rooms have a wonderful sense of volume with vaulted ceilings and large windows. Along with quality fitments, including the kitchen and bathrooms.



Outside

Outside to the front is a gravelled parking area and level lawn garden. To the rear is a further lawn garden, additional gravelled parking for one to two cars along with a further dedicated parking space and giving access to the garage. Beyond this is a useful paddock which measures approximately 0.38 of an acre. Ideal as a holding paddock or somewhere to simply run the dogs. This area would be equally as useful if planted as an orchard or for an allotment area.





Not to Scale. Produced by The Plan Portal 2026
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Location

Hollacombe is a quiet rural hamlet situated a few miles from the market town of Holsworthy with easy links by road, to the north coastal town of Bude offering sandy beaches and coastal walks as well as the former market town of Okehampton with links to the A30 and rail links to Exeter. The nearby village of Halwill Junction offers primary school, shop and post office as well as a public house and places of worship. Surrounding Tredown is a myriad of quiet country lanes for hacking out and easy access to nearby forestry offering walking, riding or cycling. Surrounded by open countryside there are great views and wonderful skies with minimal light pollution.

Agents Note: Private drainage/private water, the costs for the borehole and drainage are shared with the other four barns, each having one-fifth responsibility for maintenance and running costs, which we understand, is averaging around £55 to £60, for both at present.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (66)
	2 Bathrooms		Council Tax Band: D
	1 Reception Room		Tenure: Freehold
	Private parking and allocated parking		Broadband: ADSL *Per Ofcom
	Not Listed		Mobile Signal: Variable to good *Per Ofcom
	Heating: LPG heating		Wheelchair accessible
	Utilities: Mains electric. Shared private drainage - private water in communal borehole		
	Restrictions: None known		
	Easements, Wayleaves: Yes - see agents note		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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