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HOLLOBOROUGH,

Eastcott, Bude, Cornwall, EX23 9PL

£675,000

- Charming detached period cottage set in a peaceful semi-rural location
- Located just moments from the coast and within an Area of Outstanding Natural Beauty
- Sitting room with wood burner, conservatory, dining room, library/study
- Five bedrooms, three ensembles two further shower rooms
- Generous gardens, off road parking and a range of outbuildings

Holloborough is a charming detached period cottage set in a peaceful semi-rural location, just moments from the coast and within an Area of Outstanding Natural Beauty. Thoughtfully and sympathetically extended, the property offers spacious and versatile accommodation ideally suited to modern family living.

Brimming with character, the home retains a wealth of original features, including exposed beams, feature fireplaces, and slate flooring, all of which blend seamlessly with contemporary comforts. The result is a warm and inviting home that combines timeless charm with practical modern living.

The property offers an entrance porch, sitting room with a wood burner and doors lead out to a conservatory which offers pleasant views over the landscaped gardens, dining room, library/study, kitchen breakfast room, utility and a ground floor shower room. The first floor is arranged over two separate landing areas, offering flexibility for family living or guest accommodation. The main landing provides access to three ensuite bedrooms. A second landing, accessed via the study, serves two additional bedrooms and a Jack and Jill shower room, creating an ideal space for guests, older children, or multi-generational living.

Outside, the property is approached via an extensive gravel driveway providing ample parking and access to a range of useful outbuildings, including a tandem garage, garden machinery store, workshop, and log store. The generous and beautifully maintained gardens are predominantly laid to lawn and feature a large pond, fruit cages, and an orchard.





DIRECTIONS

Head north of Bude on the A39 towards Bideford. Pass through the village of Kilkhampton and remain on the A39 for a further 4 miles. Pass the turning for Morwenstow and then take the next left turning signposted 'Eastcott'. Proceed down this road for approximately half a mile where you will see a small green on the left-hand side, turn left so the green is on the right hand side and the property is located a short distance along on the left hand side.

PORCH Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed window to the side elevation with deep slate windowsill and cupboard housing the consumer unit. Tiled flooring and UPVC double glazed door opening into:-

DINING ROOM 22'6 max' 19'6 min" x 16' 4" (7.19m x 4.98m) A spacious dual aspect and cosy characterful reception room with twin UPVC double glazed windows to front elevation with deep slate windowsills and UPVC double window to the side offering views over the beautiful landscaped gardens. Beams to ceiling, fireplace with wooden mantle, clome oven, slate tiled hearth with wood burner, fitted display shelving, staircase ascending to the first floor and two radiators. Doors serve the following rooms:-

LIVING ROOM 19' 7" x 16' 2" (5.97m x 4.93m) A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation with deep slate windowsill overlooking the beautiful landscape gardens and UPVC double glazed door and window to the rear elevation leading out to the gardens. Feature fireplace with slate hearth, wooden mantle and wood burner, fitted shelving and TV cabinet to one side of the fireplace and two radiators. UPVC double French doors opening to:-

CONSERVATORY 8' 9" x 8' 2" (2.67m x 2.49m) UPVC double glazed roof and matching windows and French doors to three elevations with slate sills and low exposed stonewall offering views of the landscaped gardens. Slate flooring.

LIBRARY/STUDY 14' 6" x 11' 3" (4.42m x 3.43m) UPVC double glazed door to the front elevation overlooking and leading out to the beautiful landscaped gardens and UPVC high-level double glazed window to the side elevation. 13ft 7' high ceilings, feature exposed stone wall, fitted shelving with display unit and cupboard and a rolling rail ladder. Radiator. Staircase ascending to second landing.

KITCHEN/BREAKFAST ROOM 11' 11" x 11' 7" (3.63m x 3.53m) A dual aspect kitchen breakfast room

with UPVC double glazed windows to the rear and slide elevations with slate windowsills offering a pleasant outlook over the gardens. Beams to ceiling, inset lighting, slate flagstone flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted stone effect worksurface with tiled splashback, inset ceramic sink and drainer with mixer tap. Inset electric induction hob, integrated electric double oven, space and plumbing for dishwasher and space tumble dryer. Door to:-

UTILITY ROOM 7' 1" x 6' 1" (2.16m x 1.85m) UPVC double glazed windows to side elevation slate windowsill and UPVC double door to the rear leading out to the gardens. Fitted base unit with fitted stone effect worksurface with tile splashback, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, radiator and tiled flooring. Door to:-

SHOWER ROOM 8'00 max' 4'9 min" x 5' 6" (2.54m x 1.68m) UPVC obscure double window to side elevation with slate windowsill, shower enclosure with mains fed shower, pedestal wash hand basin, WC, tiled flooring, radiator and useful storage cupboard.

FIRST FLOOR Loft hatch access, inset lighting, feature recess with slate shelf and linen cupboard. Doors serve the following rooms:-

BEDROOM ONE 12' 2" x 11' 6" (3.71m x 3.51m) Spacious principle double bedroom with UPVC glazed windows to the side and rear elevations overlooking the gardens. Fitted with a range of matching bedroom furniture comprising of double wardrobes, chest of drawers and dressing table. Radiator.

ENSUITE 8' 11" x 7' 7" (2.72m x 2.31m) UPVC double glazed window to rear elevation with deep slate windowsill. Loft hatch access, inset lighting, freestanding double ended bath with wall mounted waterfall tap, large shower enclosure with mains fed ceiling mounted soak head shower, wall mounted wash hand basin with mixer tap and cupboard below, wall hung vanity unit with freestanding basin and tower mixer tap, push button low flush WC, electric underfloor heating and airing cupboard housing the factory lagged hot water cylinder and immersion heater.

BEDROOM TWO 11' 9" x 10' 2" (3.58m x 3.1m) Spacious double bedroom with UPVC double glazed window to the front elevation with deep slate windowsill offering pleasant outlook over the surrounding gardens. Radiator. Door to:-

ENSUITE 7' 10" x 5' 7" (2.39m x 1.7m) UPVC obscure double glazed window to side elevation with deep slate windowsill, panel enclosed bath, pedestal wash hand basin with mixer tap, pushbutton low flush WC and radiator.

BEDROOM THREE 8' 11" x 8' 6" (2.72m x 2.59m) A single bedroom with UPVC double glazed window to the front elevation with deep slate windowsill offering pleasant outlook over the surrounding gardens. Built in wardrobe. Radiator. Door to:-

ENSUITE 5' 9" x 4' 8" (1.75m x 1.42m) Shower enclosure with electric shower, pedestal wash hand basin mixer tap, push button low flush WC and radiator.

SECOND LANDING Gallery landing overlooking the library/office and doors serve the following rooms:-

BEDROOM FOUR 18' 2" x 9' 00" (5.54m x 2.74m) UPVC double glazed window to the front elevation with deep slate windowsill overlooking beautiful landscape gardens and radiator.

BEDROOM FIVE 10' 11" x 7' 5" (3.33m x 2.26m) A single bedroom with UPVC double glazed window to the rear elevation with deep slate windowsill overlooking the gardens. Radiator.

JACK AND JILL SHOWER ROOM 7' 11" x 6' 1" (2.41m x 1.85m) UPVC obscure double glazed window to the rear elevation with deep slate windowsill, shower enclosure with electric shower, pedestal wash hand basin, push button low flush WC and radiator. Door to airing cupboard housing factory lagged hot water cylinder and slatted shelving.

TANDEM GARAGE 30' 11" x 11'1 max' 8'11 min" (9.42m x 3.56m) Twin doors the front elevation, two wooden framed glazed windows to the side.

STORE 13' 00" x 6' 9" (3.96m x 2.06m) Wooden framed glazed window to side elevation and wooden pedestrian door.

GARDEN MACHINERY STORE 14' 8" x 9' 2" (4.47m x 2.79m) Twin wooden doors to the front elevation, wooden framed glazed window to the side light and power connected.

WORKSHOP 15' 5" x 11' 8" (4.7m x 3.56m) Wooden framed window and wooden pedestrian door to front elevation, light and power connected.

FREEZER ROOM 7' 7" x 5' 7" (2.31m x 1.7m) UPVC double window to the front elevation and UPVC obscure double glazed door to the side tiled flooring.

LOG STORE 13' 00" x 8' 6" (3.96m x 2.59m) Wooden stable style door to side elevation and wooden framed glazed window to the rear.

OUTSIDE The property is approached via a traditional wooden five-bar gate, opening onto an extensive gravel driveway flanked by two detached barns. From the driveway, a wooden gate and pathway lead to the front entrance, bordered by an attractive low stone wall, beautifully planted with established flowerbeds. There is a charming stone seating area, together with an additional seating terrace accessed directly from the conservatory.

The gardens are a particular feature of the property, comprising a generous lawn framed by mature, well-maintained flowerbeds and a variety of established trees. A picturesque bridge crosses a large pond, leading to further landscaped areas including flowerbeds, productive vegetable gardens, established fruit cages, and a summer house with composite decking enjoying delightful views over the water.

To the rear of the house, the beautifully landscaped gardens continue, with mature trees, established planting, and a productive orchard.

SUMMERHOUSE 8' 11" x 8' 11" (2.72m x 2.72m) Wooden framed French doors and wooden framed glazed window to front and side elevations, adjoining store 8'11 x 4'5.

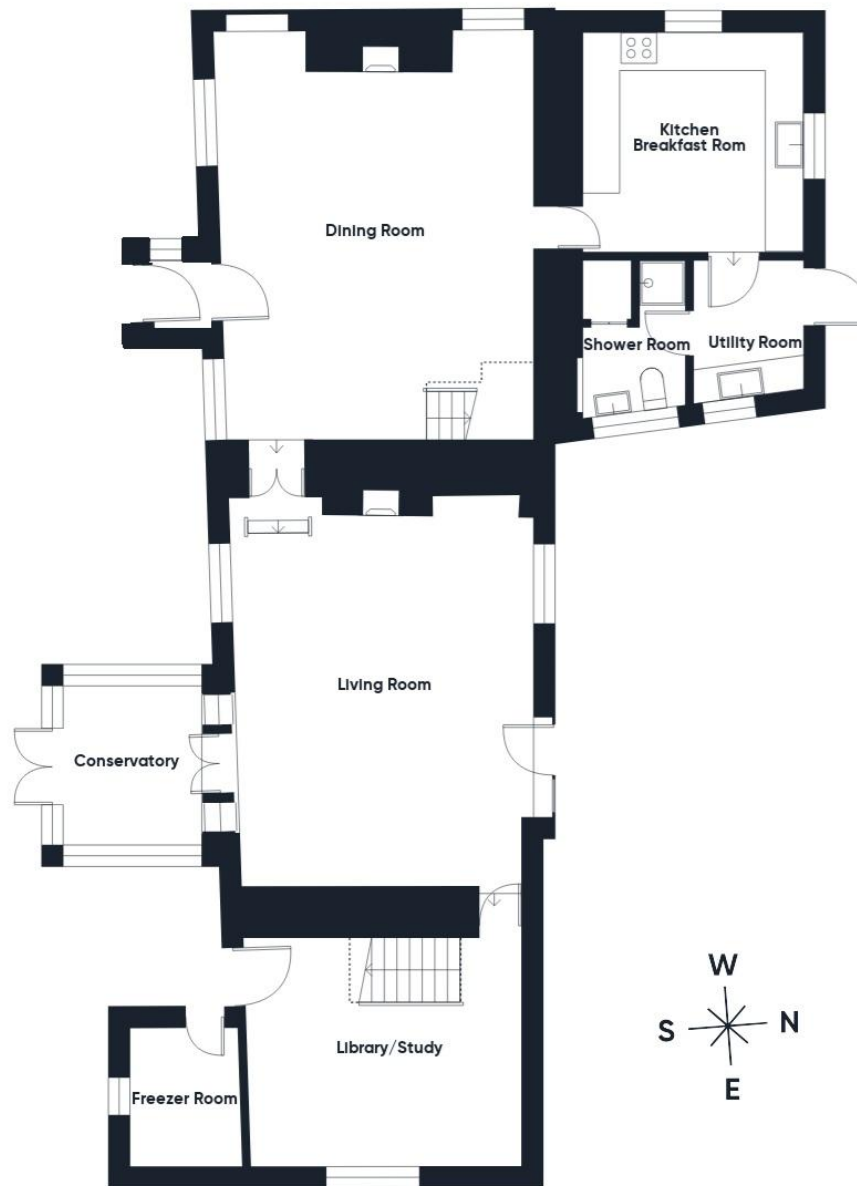
COUNCIL TAX Band D

SERVICES Mains electricity, water. Private drainage. LPG gas fired central heating.

TENURE Freehold

AGENTS NOTE Holloborough owns the hamlets green.





Approximate total area⁽¹⁾

2106 ft²

195.6 m²

Reduced headroom

104 ft²

9.7 m²



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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

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



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