



Approximate total area ⁽¹⁾	Reduced headroom
2141 ft ²	9 ft ²
198.9 m ²	0.8 m ²



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the property professionals



Whitstone, Holsworthy, Devon, EX22 6TU

£370,000



Directions

From the centre of Bude proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford, then turn right onto the A3072 towards Holsworthy. Follow this road along for approximately three miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston. Follow this road for a few miles and upon reaching the village of Whitstone proceed through the 30 mph and pass the local village shop. The property is then found approximately another 100 yards on on the left hand side.



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Pentecost, £370,000

Whitstone, Holsworthy, Devon, EX22 6TU

Pentecost is a spacious and characterful detached period home, set in the heart of the ever-popular village of Whitstone. While the property would benefit from some general updating, it offers an exciting opportunity for a new owner to modernise and personalise to their own tastes. In addition, a range of adjoining outbuildings provides excellent potential for further development or conversion, subject to the necessary planning consents.

The accommodation comprises an entrance hall, a welcoming sitting room with open fireplace, living room, separate dining room, study, spacious kitchen breakfast room and a useful store room. To the first floor are three bedrooms and a family bathroom.

Occupying a generous plot, the property benefits from extensive off-road parking and large gardens. A range of versatile outbuildings and workshops, together with a tandem garage, further enhance the property's appeal and is offered with no onward chain.

ENTRANCE HALL Entering via a wooden framed obscure glazed door to the entrance hall with staircase ascending to the first floor, part tiled flooring. Doors serve the following rooms:-

SITTING ROOM 12' 5" x 12' 4" (3.78m x 3.76m) Wooden framed sash style window to the front elevation with window seat overlooking the front courtyard and drive. Coved ceiling and open fire with tiled surround with matching hearth and radiator.

LIVING ROOM 12' 8" x 8' 8" (3.86m x 2.64m) Wooden framed sash style window to the front elevation with window seat overlooking the front courtyard and drive. Coved ceiling and tiled fireplace surround with matching hearth with inset wood burner and back boiler for the heating. (Which we are informed needs replacing) Door to:-

DINING ROOM 11' 1" x 7' 00" (3.38m x 2.13m) Wooden framed sash window to the rear elevation, radiator and useful understairs storage recess. Door to:-

STUDY 6' 7" x 6' 1" (2.01m x 1.85m) Wooden framed glazed window to the side elevation.

KITCHEN/BREAKFAST ROOM 13' 2" x 12' 1" (4.01m x 3.68m) Wooden framed window to the front elevation, overlooking the courtyard garden and driveway and wooden framed obscure glazed door to the rear. Coved ceiling, loft hatch access and radiator.

The kitchen is finished with a range of matching wall and base units with fitted Work surface, stainless steel sink and drainer and space for

freestanding electric cooker.

WALK IN PANTRY 7' 8" x 7' 1" (2.34m x 2.16m) Wooden framed glazed window to the side elevation and fitted worksurface.

LOBBY Doors serve the following rooms:-

WC 7' 4" x 5' 9" (2.24m x 1.75m) Wooden framed obscure glazed sash style window to the rear elevation, pedestal wash hand basin, WC, space and plumbing for washing machine and storage cupboard.

FIRST FLOOR A split level landing with door to the airing cupboard housing the factory lagged hot water cylinder with immersion heater and slatted shelving. Doors serve the following rooms:-

BEDROOM ONE 13' 11" x 12' 11" (4.24m x 3.94m) A spacious principal double bedroom with wooden framed sash style window to the front elevation overlooking the front courtyard, drive and countryside. Radiator.

BEDROOM TWO 12' 11" x 10' 2" (3.94m x 3.1m) A spacious double bedroom with wooden framed sash style window to the front elevation overlooking the front courtyard, drive and countryside. Radiator and door to storage cupboard

BEDROOM THREE 6' 9" x 6' 9" (2.06m x 2.06m) A single bedroom with a wooden framed sash style window to the rear elevation.

BATHROOM 6' 7" x 6' 1" (2.01m x 1.85m) Wooden framed obscure glazed window to the side elevation. Panel enclosed bath, pedestal wash hand basin, WC and radiator.

WORKSHOP 18'00 max' 7'9 min" x 13' 4" (5.66m x 4.06m) Wooden framed obscure glazed door to side elevation and wooden framed window. Coal bunker and light.



OUTBUILDING ONE 16' 4" x 11' 11" (4.98m x 3.63m) Wooden stable style door with wooden framed window to side elevation, stone floor and light connected.

OUTBUILDING TWO 16' 2" x 11' 10" (4.93m x 3.61m) Wooden stable style door with wooden framed window to side elevation, stone floor and light connected.

OUTBUILDING THREE 16' 3" x 7' 4" (4.95m x 2.24m) Wooden stable style door with twin wooden framed windows to front elevation. Light connected.

WOOD STORE 6' 6" x 4' 00" (1.98m x 1.22m) Wooden door opens into the wood store

GARAGE 28' 1" x 9' 7" (8.56m x 2.92m) Up and over door with wooden pedestrian door to the side elevation and wooden framed glazed window windows.

OUTSIDE The property is approached by an extensive gravel drive with a low stone wall, which leads to an area of tarmac providing further off road parking. The front courtyard is laid to paving and leads to the front door. The garden to the side is a generous size and is laid to lawn with hedge to one boundary, further paved patio seating area with feature circular raised stone flower bed and raised stone faced flower beds.

COUNCIL TAX Band E

SERVICES Mains electricity, water and drainage.

TENURE Freehold

