

Wits End Western Side, Clawton, Holsworthy, Devon,
EX22 6RR



Offers in the region of £324,995

Property Description

A rare and exciting opportunity to purchase a beautifully presented 2/3 bedroom detached cottage with wonderful gardens and stunning countryside views to the front and rear.

Offered in excellent condition throughout, the property benefits from having a cosy lounge with inglenook fireplace, a quality fitted kitchen with adjoining dining room, a utility room & cloakroom, a well appointed garden room, two first floor bedrooms, a good-sized bathroom and a ground floor office/3rd bedroom.

Further benefits include gated off street parking for several cars, a garage with electrically operated door, beautifully maintained front & rear gardens, oil fired central heating and double glazed windows and doors.

Character property of this nature and calibre are fairly rare to the local market and Howes Estates recommends an early internal inspection to avoid disappointment.

Local Area

Clawton is a popular rural village with excellent road links to Holsworthy (3 miles), a thriving market town to the north and Launceston (11 miles) to the south, an ancient hilltop town on the Cornwall / Devon border midway between north and south coasts. The village also benefits from having a primary school rated as outstanding by Ofsted.

In all directions from the property there is unspoilt countryside of outstanding natural beauty. To the north the rugged North Cornish coast famed for popular family surfing beaches. To the west the open spaces of Bodmin Moor ideal for walking and riding. To the east is Dartmoor National Park and to the south the hidden treasures of the Tamar Valley steeped in 18th century mining history.

The Cathedral City of Exeter, some 42 miles east of Launceston via the A30 dual carriageway spine road for Cornwall and Devon provides intercity rail link, international airport and M5 motorway link. To the south of Launceston Plymouth (28 miles) provides continental ferry port and intercity rail link.



Accommodation

Entrance Porch

With modern wood effect uPVC door, courtesy light and further solid oak door to:

Sitting Room 4.50m x 3.66m (14'9" x 12'0")

Having a fitted carpet, double glazed window, inglenook fireplace with multi-fuel stove and bread oven, exposed beams, two radiators, television point and double power sockets.

Office/Bedroom Three 3.96m x 2.47m (12'11" x 8'1")

With fitted carpet, double glazed window, radiator and double power sockets.

Dining Room 3.95m x 2.73m (12'11" x 8'11")

With ceramic tiled floor, French doors to the front, radiator and double power sockets.

Garden Room 3.69m x 3.51m (12'1" x 11'6")

Having triple aspect double glazed windows, French doors to the garden, ceramic tiled floor, two radiators and double power sockets.

Kitchen 4.55m x 3.72m (14'11" x 12'2")

Having quality fitted solid oak wall/base soft closing storage cupboards & drawers, granite work surfaces & centre island, inset 'Heratige' range cooker which also provides the central heating and domestic hot water, a gas ringed burner, large integrated fridge, twin Belfast sinks, mixer tap & instant boiling water tap, double glazed window, radiator, double power sockets and stable door.

Utility Room 4.66m x 2.14m (15'3" x 7'0")

With space & plumbing for a washing machine & tumble dryer, space for further white goods, wall/base storage cupboards, stainless steel sink/drain, radiator, double power sockets and solid oak door to garden.

Cloakroom

With low level w.c, hardwood floor and window.

First Floor Landing

Carpeted stairs lead to a split level landing with fitted carpet, fitted book shelves and large arch window offering open field views.

Bedroom One 4.12m x 2.59m (13'6" x 8'5")

Having a fitted carpet, feature cast iron fireplace, double glazed window offering stunning countryside views, radiator and double power sockets.

Bedroom Two 3.01m x 2.63m (to wardrobes) (9'10" x 8'7" (to wardrobes))

Having a fitted carpet, two fitted wardrobes, double glazed window offering stunning countryside views, radiator and double power sockets.

Bathroom 4.14m x 2.65m (13'6" x 8'8")

With panelled bath, double shower cubicle with mains fitted shower, low level w.c, bidet, pedestal wash hand basin, chrome heated towel rail, hardwood floor, tiled floor and double glazed window.

Garage 4.61m x 3.58m (15'1" x 11'8")

With electrically controlled remote operated up & over door, fitted power & light.

Parking

Double five bar gates open to a stone lain parking area capable of receiving several vehicles.

Front Garden

Beautifully presented having raised borders with a plethora of colourful plants, shrubs and flowers.

Rear Garden

Good-sized and backing onto open fields, with gravelled plant potting area, raised borders for plants and flowers, large enclosed vegetable plot leading onto a level fully enclosed laid to lawn garden. Further features include two green houses, a log store and outside taps.

Services

Mains Water

Private Drainage

Mains electricity

Council Tax Band 'D'

Agents Note:

The agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Viewing

To make an appointment to view this property please contact Howes Estates on 01409 253946





Directions

From Holsworthy take the A388 heading south. Follow the road until reaching Clawton. Take the first right and follow the road until reaching a T-junction. Turn left and follow the road until reaching the property on the right.



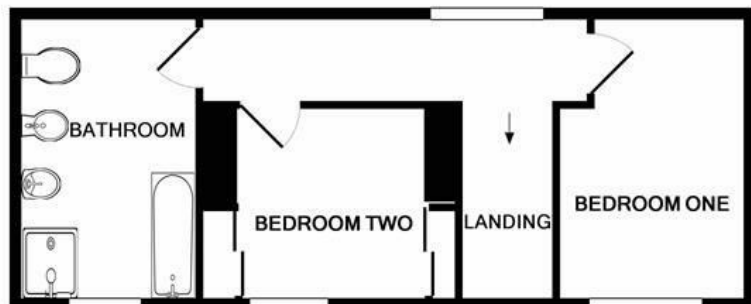


GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1321 SQ.FT. (122.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)

