

Green Valley Bungalow & Holiday Let, Holsworthy, Devon, EX22 7HU



Offers in the region of £530,000

Property Description

****GREEN VALLEY BUNGALOW & HOLIDAY LET****

A fantastic opportunity to purchase a versatile 2/3 bedroom detached bungalow with 3 bedroom, fully furnished detached holiday let, set within 3 acres of private grounds and gardens with town restaurants & amenities within easy walking distance and the stunning coastal resort of Bude just a short drive away!

Offered in excellent order throughout, the main bungalow offers versatile accommodation, currently set out as three bedrooms with bedroom one having en-suite facilities, a family bathroom, a reception room with fireplace, a well appointed kitchen and a large well constructed all year round conservatory.

Set within the grounds is a detached, modern built, three bedroom holiday home having a well equipped kitchen/breakfast room, a lounge/diner, an en-suite shower room to bedroom one, a further separate shower room and a cloakroom.

Further benefits include well stocked private gardens, approximately three acres of level pastureland with woodland beyond, a gentle running border stream, a workshop/store shed and ample private parking for both the main bungalow and holiday home.

Property of this nature and calibre set within such an enviable and handy location are very rare to the local market and Howes Estates recommends an urgent internal inspection to avoid disappointment.

Local Area

The vibrant market town of Holsworthy is set in the heart of the beautiful countryside of West Devon with its many rural hamlets and traditional farming communities. The town benefits from having many local shops and businesses including a 'Waitrose' supermarket, banks, food serving public houses & restaurants, schools for all ages, a health centre, a dentist, vets and leisure facilities including an indoor heated swimming pool and 18 hole golf course.

Bude beach and the stunning north Cornish coastline is only 9 miles away and the larger towns of Bideford and Launceston are also within easy reach by car or bus. The Cathedral City of Exeter is approximately 1 hours drive away with its links to the M5 motorway network, fast train line service to London.



Accommodation

Green Valley Bungalow

Entrance Hall

A uPVC double glazed front door opens to a welcoming entrance hall having a fitted carpet and radiator.

Bedroom One 3.65m x 3.06m (11'11" x 10'0")

With fitted carpet, fitted wardrobe, radiator and uPVC double glazed window.

En-suite Shower Room 2.28m x 1.01m (7'5" x 3'3")

Having a fully tiled shower cubicle with mains fitted shower, wash hand basin, low level w.c, vanity storage, electric shaver point, extractor fan, uPVC double glazed window, radiator and wood effect laminate flooring.

Bedroom Three/Reception Room Two 3.96m x 3.64m (12'11" x 11'11")

Having a fitted, stone built fireplace with inset wood burner, uPVC double glazed window and radiator.

Bedroom Two 3.56m x 2.65m (11'8" x 8'8")

With fitted carpet, uPVC double glazed window and radiator.

Bath/Shower Room 2.44m x 2.42m (8'0" x 7'11")

Having a dry-lined corner shower cubicle with mains fitted shower, panelled bath, low level w.c, wash hand basin with vanity storage beneath, extractor fan, radiator, part tiled walls, tiled floor and uPVC double glazed window.

Reception Room One 3.99m x 3.71m (13'1" x 12'2")

Having a brick-built fireplace with inset wood burner, wood effect laminate flooring, uPVC double glazed window, radiator, tv & telephone point.

Kitchen 4.54m x 2.96m (14'10" x 9'8")

Having a good amount of fitted/matching wall/base storage cupboards & drawers, ample rolled edge work surfaces, inset stainless steel 1 1/2 bowl sink/drainers with mixer tap, tiled surrounds, space & point for an electric cooker with extractor fan over, space & plumbing for a washing machine, space for a tall fridge/freezer, tiled floor, radiator and dual aspect uPVC double glazed windows.

Conservatory 6.88m x 3.60m (22'6" x 11'9")

Very good-sized, having uPVC double glazed windows, roof and French doors, two radiators, fitted power, tiled flooring and television point.

Green Valley Holiday Let

Entrance Hall

With uPVC double glazed front door, tiled floor, built-in coat storage cupboard, two radiators, built-in storage cupboard and uPVC double glazed rear door.

W.C

With low level w.c, wash hand basin, vanity storage, radiator, tiled flooring, extractor fan and uPVC double glazed window.

Lounge/Dining Room 6.42m x 3.64m (21'0" x 11'11")

Having wood effect laminate flooring, triple aspect uPVC double glazed windows, uPVC double glazed French doors, radiator and tv & telephone points.

Kitchen/Breakfast Room 3.88m x 2.88m (12'8" x 9'5")

Having a good amount of fitted/matching wall/base storage cupboards & drawers ample rolled edge work surfaces including breakfast bar area, tiled surrounds, inset 1 1/2 bowl stainless steel sink/drainers with mixer tap, built in electric oven & grill, inset halogen ringed hob with extractor fan over, space & plumbing for a washing machine, space for an under counter fridge, space & plumbing for a dishwasher, tiled flooring and uPVC double glazed window.

Bedroom One 3.92m x 3.25m (12'10" x 10'7")

With Wood effect Laminate flooring, uPVC double glazed window, radiator and television point.

En-suite Shower Room 2.07m x 1.20m (6'9" x 3'11")

Having a fully tiled shower cubicle with mains fitted shower, low level w.c, wash hand basin, vanity storage, extractor fan, radiator and uPVC double glazed window.

Bedroom Two 3.32m x 2.66m (10'10" x 8'8")

With wood effect laminate flooring, uPVC double glazed window, radiator and television point.

Bedroom Three 3.56m x 2.65m (11'8" x 8'8")

Having wood effect laminate flooring, radiator and uPVC double glazed window.

Shower Room 1.90m x 1.68m (6'2" x 5'6")

With fully tiled shower cubicle with mains fitted shower, low level w.c, wash hand basin with vanity storage beneath, electric shaver point, tiled flooring, extractor fan, radiator and uPVC double glazed window.

Outside

Green Valley Bungalow & Holiday Let has the enjoyment of approximately 3 acres of idyllic meandering grounds and gardens bordered by mature trees, hedges and gentle running stream where native Brown Trout can be fished.

To the front of the main bungalow is a formal landscaped private garden being well stocked with fruit trees, spring bulbs, shrubs, raised vegetable beds and greenhouse.

The majority of the 3 acres is of mainly level pasture land leading onto a canopy of trees including beech, oak and ash with hawthorn/blackthorn and hazel forming a wonderful natural habitat for wildlife.



Garden Store/Workshop 6.35m x 2.03 (20'9" x 6'7")

Being timber clad constructed with uPC double glazed windows and door, plus wide timber door providing access for a ride on mower.

Parking

A private gravelled driveway from the road leads to a parking area for the main property on the left. The drive continues on to a large gravelled parking area to the side of the holiday let.

Services

Mains Water

Private Drainage

Mains Electricity

Oil Fired Central Heating

Council Tax Band 'D'. Business rates apply to the holiday let.

Superfast Broadband enabled

Tenure

Freehold

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

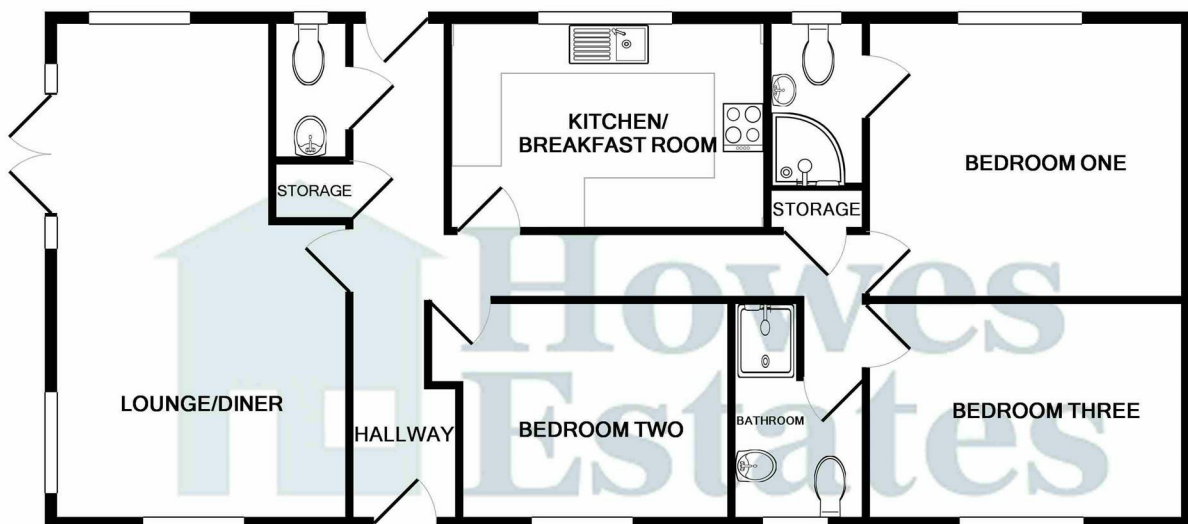
To make an appointment to view this property please contact Howes Estates on 01409 253946 or email info@howesestates.co.uk





Directions

From Holsworthy town square turn left onto the A388 and take the first left onto Western Road. Follow the road down and just on the edge of the town turn right into the property.



TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 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
Made with Metropix ©2018

EX20 1AS

Sales: 01837 83393; Lettings: 01837 55755

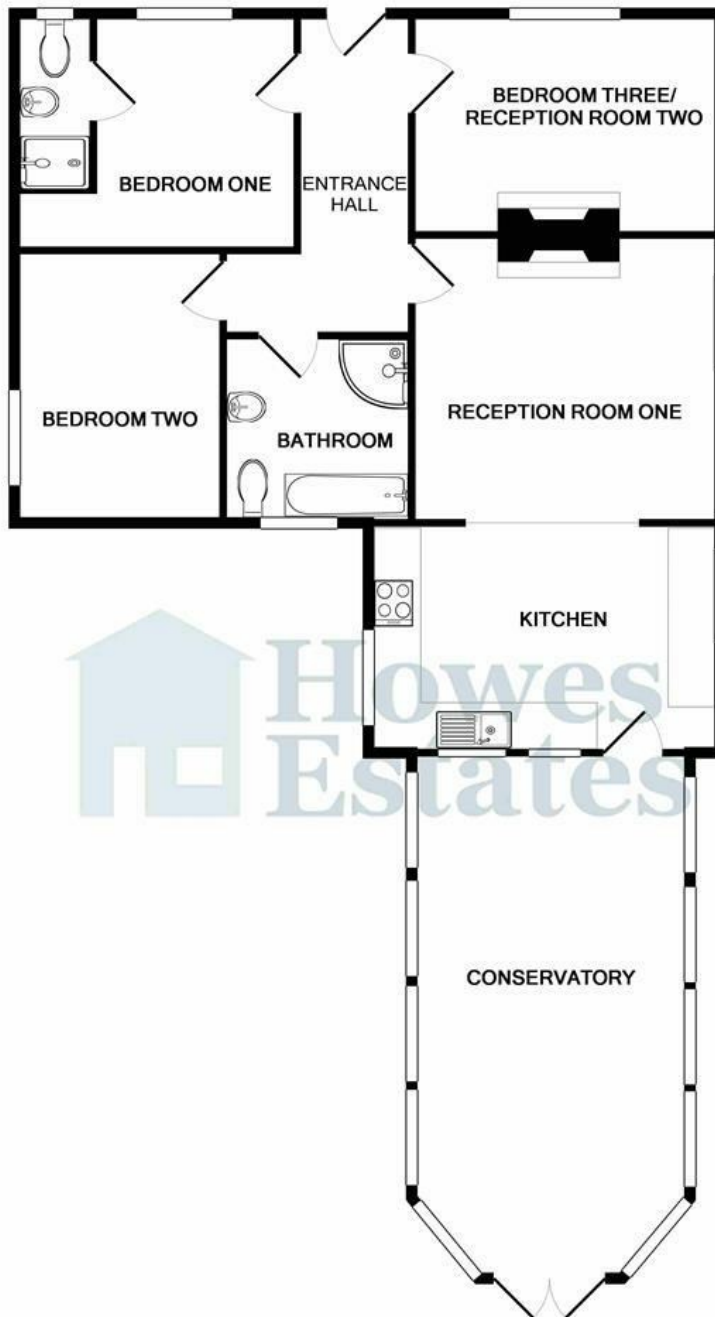
winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

EX22 6DL

01409 253946

holsworthy@howesestates.co.uk





TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.1 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
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC