

STAGS

Arden

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Milton Damerel, Holsworthy, EX22 7NT

Torrington 11 miles - Bideford 13 miles - Bude 15 miles

Detached two bedroom bungalow with far reaching views towards Dartmoor and excellent outside space, lawn gardens, garaging, generous driveway and no onward chain.

- Two Bedroom Detached Bungalow
- Driveway, Garage and Carport
- Bathroom and useful utility room
- Convenient rural location
- Freehold
- Far Reaching Countryside Views
- No Onward Chain
- Lawn gardens with privacy
- Potential for annexe (subject to P/P)
- Council Tax band - E

Guide Price £350,000

SITUATION

The property occupies an elevated position within the rural parish of Milton Damerel, in north-west Devon situated between Holsworthy and Bideford. The parish is approximately five miles from Holsworthy and around 13 miles from Bideford, with local facilities including a garage and shop, farm shop and tea room, together with other rural businesses and leisure facilities.

Great Torrington is also within easy reach and provides a good range of everyday amenities. The historic Pannier Market operates weekly, while the town also has a library, health facilities, leisure amenities and The Plough Arts Centre. The surrounding area is particularly well placed for enjoying the North Devon countryside, with the Tarka Trail providing opportunities for walking and cycling. Bideford and Holsworthy provide further shopping and commercial facilities, with Bude approximately a 35 minute drive away, offering sandy beaches and access to the North Cornish coastline.

DESCRIPTION

Approached via a good-sized driveway, the property is a detached bungalow with attractive gardens surrounding the house. The elevated position provides excellent views, with the front of the property looking across the surrounding countryside towards Dartmoor and the rear garden enjoying a particularly pleasant outlook over adjoining open fields. The accommodation has been thoughtfully improved by our clients and combines practical modern features with some attractive character details. All windows are UPVC double glazed, there are oak internal doors and the property benefits from oil-fired central heating served by a Grant boiler. The tiled flooring extends from the hallway through to the kitchen and bathroom, providing a practical and easy to maintain space, ideal for day to day family living and those with dogs or other pets.







ACCOMMODATION

Sitting Room - a light and appealing dual-aspect room enjoying the property's wonderful elevated outlook, including views towards Dartmoor. A characterful wood-burning stove sits upon a slate fireplace, providing an attractive focal point and an additional source of warmth. Kitchen/dining room - The kitchen is a particular feature, having been modernised with a range of matching, soft-close units, copper pearl work surfaces and a Belfast sink. There is a solid oak plate display, built-in dishwasher, hob, oven and fridge, together with a useful built-in larder cupboard. Within the sociable dining area is a built-in seat with useful storage beneath. Bedroom one - a particularly good-sized double bedroom with some of the property's finest views, with Dartmoor visible on a clear day. Bedroom two - another good double bedroom with an outlook over the rear garden and adjoining countryside. Bathroom - a modern and practical bathroom with a particularly powerful shower, with tiled flooring continuing through from the hallway. Utility room - a very useful space linking the bungalow with the garaging, incorporating a work surface, appliance space and plumbing for a washing machine. The Grant oil-fired central heating boiler is also located here.

OUTSIDE

A good sized driveway provides parking for numerous vehicles, while there is also a useful car port/store and a larger-than-average, full height garage. The garage provides excellent storage and workshop space and incorporates a rear store, plumbing and separate WC to the rear. Importantly, there is access from the bungalow into this part of the property via the utility room, making the arrangement particularly useful. Subject to the necessary planning and other consents, this area could potentially offer scope for future annexe or ancillary accommodation. There are a few steps leading up to the rear lawn, which backs directly onto open fields. Mature shrubs, established perennials and defined boundaries provide an attractive setting, while the lawn wraps around the side and towards the front of the property. To the front, mature hedging provides a good degree of screening from the road, while the surrounding gardens offer plenty of useful space for those wanting to enjoy outdoor living or accommodate animals.

SERVICES

Mains electricity and water with a communal septic tank for drainage, which South West Water are responsible for emptying. Oil fired central heating. Broadband availability: Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Holsworthy, proceed along the A388 and as you drive through Venn Green, Arden will be found on the left hand side, marked with a Stags for sale board.

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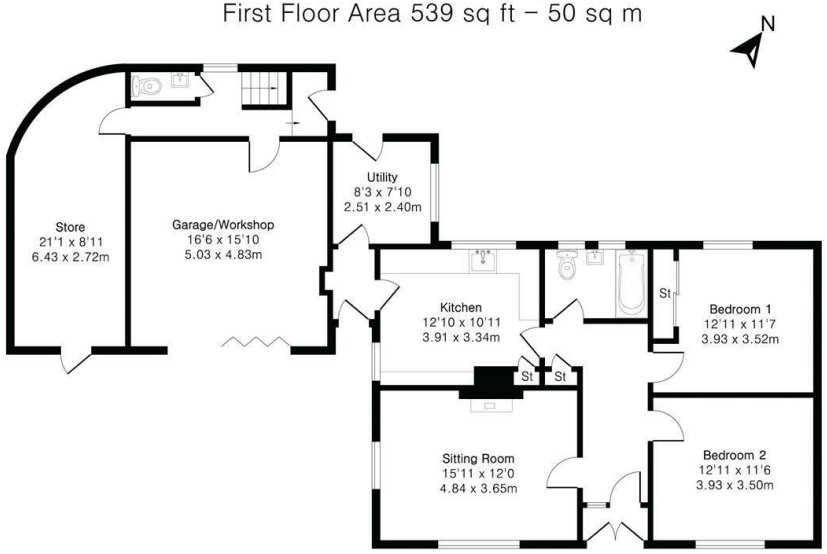




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Approximate Gross Internal Area 909 sq ft - 84 sq m
(Excluding Garage)
First Floor Area 539 sq ft – 50 sq m



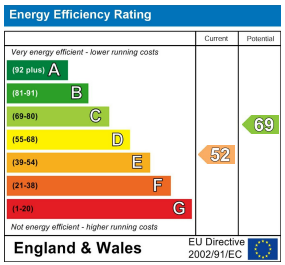
''For Identification only – Not to scale''

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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