



COMING SOON

COMING SOON, Windmill Road, Holsworthy, EX22 6JN

Holsworthy 10.8 miles - Bude 10.8 miles -
Okehampton (A30) 18.5 miles

A well presented period
home in an accessible
semi rural location

- Charming Period Features
- Four Bedrooms
- Kitchen and Utility Room
- Conservatory
- Far Reaching Countryside Views
- Stables
- All Weather Arena
- Just Under 9 Acres
- Direct Access onto the Ruby Way

SITUATION

The property is located a short distance from the thriving market town of Holsworthy and just over 12 miles from the North Cornish coast. The market town of Holsworthy lies 0.8 miles to the west with a variety of shops including a Waitrose supermarket, banks, hairdressers, tea shops, builders merchants, and agricultural and equestrian based retailer, Mole Valley Farmers. Additionally, in Holsworthy there are doctors, dentists, veterinary surgeries, educational facilities from pre-school to GCSE including the independent Shebbear College. Bude is to the west with access to the beautiful North Cornish coast and the A30 can be reached at Okehampton to the south east, with Dartmoor being easily accessible.

DESCRIPTION

A rare opportunity to acquire a superb private Edwardian residence with impressive equestrian facilities set within approximately just under 9 Acres.

VIEWINGS

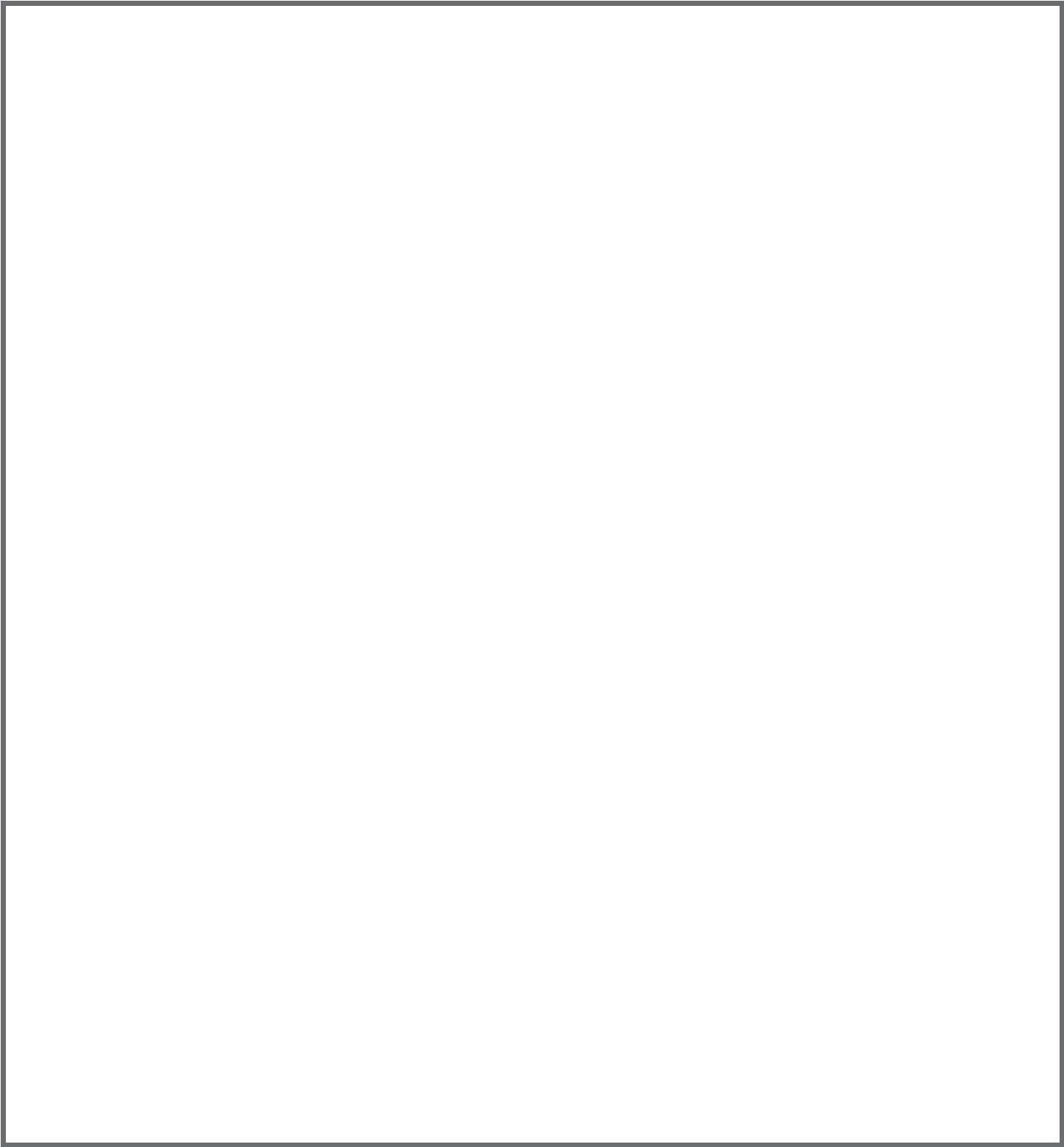
Strictly by appointment with the vendor's appointed agents, Stags.

FOR MORE INFORMATION

Please call our Launceston office.

Guide Price £899,950

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These particulars are a guide only and should not be relied upon for any purpose.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 75 |
| (69-80) C | | | |
| (55-68) D | | 51 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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