



Spring Cottage

Spring Cottage, Halwill Junction, Beaworthy, EX21 5XD



Halwill Junction 1 Mile, Holsworthy 9 Miles,
Okehampton 12 Miles.

A charming 3 bedroom
detached cottage with gardens
and grounds, set in 3.3 acres.

- Three Reception Rooms
- Kitchen And Breakfast Room
- Utility and Cloakroom
- Three Bedrooms (En suite and Bathroom)
- Outbuilding
- Gardens and Parking
- 3.3 acres
- Freehold
- EPC Band D
- Council Tax Band C

Guide Price £515,000

SITUATION

The property occupies a private semi rural position, close to the hamlet of Chilla and Halwill Junction. The nearest facilities can be found in the popular village of Halwill Junction, which include a primary school, village store with post office, hairdressers, village hall and public house. The village enjoys regular bus services, which run between Bude and Exeter, the nearby town of Holsworthy has a good range of shops and services, together with a Waitrose supermarket. Okehampton again, has an excellent range of shops and services, educational, recreational and leisure facilities. From Okehampton there is direct access to the A30 dual carriageway, providing a direct link to the cathedral and university of Exeter, a further 23 miles away, with its M5 motorway, main line rail and international air connections. The north coasts of Devon and Cornwall are within easy driving distance, with their attractive beaches and delightful coastal scenery.

DESCRIPTION

A well presented and extended three bedroom cottage set within this semi rural position on the outskirts of Halwill Junction. The property has been much improved over recent years and benefits from oil central heating and double glazing. Externally there is ample parking and an outbuilding, suitable for a variety of different uses. Further benefits include a generous well tended garden and paddock. In all, the property sits within approximately 3.3 acres and is offered with no ongoing chain.

ACCOMMODATION

Via Open fronted PORCH: With stable door to BREAKFAST ROOM: Slate floor, beamed ceiling, feature fireplace with inset 'Esse' Wood fired stove. Step up to INNER LOBBY: Slate floor, window to side aspect, door to CLOAKROOM: WC pedestal wash basin slate floor, window to rear. UTILITY ROOM: Cobble floor. Worktop with inset double bowl sink and drainer, plumbing in space for washing machine and tumble dryer. Oil fired boiler providing hot water and central heating. KITCHEN: Range of dresser style units to one wall with cupboards and open shelving. Butler sink and tap with slate surround. Space for upright fridge freezer and double stove with adjoining worktop and open shelving below. Windows to rear, vaulted ceiling with exposed timbers and VELUX roof lights. Main ENTRANCE LOBBY with double glazed door to entrance porch. slate floor, exposed timbers, French doors to side. Steps down to SNUG/DINING ROOM: Double glazed French doors to rear garden, slate floor, fitted bookshelves to one wall, spiral staircase, to bedroom one. STUDY: Exposed floorboards, part exposed stone walls, sash window to rear. Fitted desk and bookshelves. SITTING ROOM: Feature stone fireplace with cloam oven and inset woodburning stove, slate floor, part exposed stone walls, beamed ceiling, slate floor, door to REAR LOBBY: With stable door to rear garden and staircase to the first floor.

FIRST FLOOR LANDING: A spacious landing with sash window to rear. Access to loft space, doors to, BATHROOM: Freestanding cast iron bath, pedestal wash basin. WC, large tiled shower cubicle with mains fed shower. Towel radiator, stripped wood floors. BEDROOM 3: Window to side aspect, ornate cast iron fireplace. BEDROOM 2: Window to front aspect, connecting doors through to BEDROOM 1: (This room has it's own independent access from a separate spiral staircase) Stripped wood floors, French doors with Juliet

balcony to side overlooking the adjoining fields. Door to EN SUITE: WC, pedestal wash basin with mains fed shower cubicle. Velux roof light, tiled floor, heated towel rail.

OUTSIDE

Running adjacent to the road is a gravelled off-road parking area for approximately two vehicles in front of the outbuilding. A five bar gate above opens to a courtyard area with additional parking. Fronting the courtyard and having been partly renovated, is a detached SINGLE STOREY BUILDING: Benefiting from double glazed windows and French doors to the courtyard. Currently comprising a large room with former shower room attached. The building provides potential, subject to the necessary consents for annexe or holiday use. Adjacent is a BLOCK AND GALVANISE BUILDING: In need of updating and repair with potential for garaging/workshop etc. A gravelled path from the courtyard leads around the far side of the house to the rear garden. A well tended garden comprising, gravel pathways interspersed with small ponds and stone fronted flower beds offering a variety of plants shrubs and trees. Beyond is a lawned garden area, again with a variety of shrubs, plants and trees and five bar gate to the road. The former railway embankment provides a raised seating area overlooking the gardens and fields beyond. Within the garden is a POTTING SHED and STEEL SHED. Beyond the garden is a field with it's own separate access from the road. A former viewing platform/bird hide is located toward the top of the field (in need of repair). The field has been left to nature, but could be upgraded for livestock, horses etc.

SERVICES

Mains Electricity and Water. Private Drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Oil fired central heating.

Broadband Coverage: Standard up to 21 Mbps (Information from Ofcom).

Mobile Coverage: 3 good outdoor. 02, Vodafone and EE Variable outdoor (information from Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX21 5XD
what3words browsers.widgets.quiz

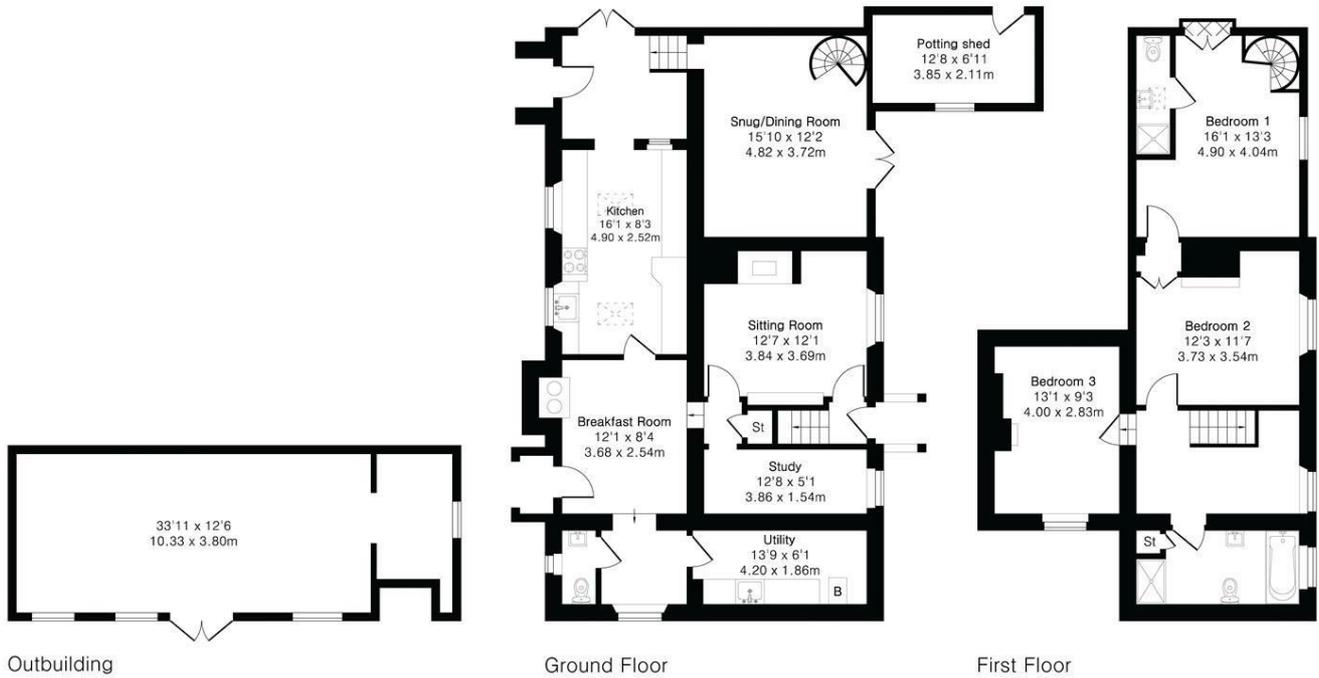


**Approximate Gross Internal Area 1857 sq ft - 173 sq m
(Excluding Outbuilding)**

Ground Floor Area 1147 sq ft – 107 sq m

First Floor Area 710 sq ft – 66 sq m

Outbuilding Area 408 sq ft – 38 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(49-68) E	(35-48) F	(2-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		86	60

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