

Woodacott Farmhouse

Woodacott, Holsworthy, Devon, EX22 7BT



Offers in the Region of £200,000 - Freehold

- Originally two cottages
- In need of refurbishment and updating
 - Five bedrooms
 - Two reception rooms
 - Lots of period features
- Workshop (in need of repair)
 - Large rear garden
- Parking for three to four vehicles
 - No onward chain

A detached older style property in need of updating and building works to create a spacious, characterful family home. Originally two cottages, this detached house still retains many period features but does require complete refurbishment and updating. Cob construction with a slate roof. The accommodation is arranged over two floors, and comprises front porch, two cloakrooms, kitchen/breakfast room, two reception rooms, utility room and bathroom on the ground floor with five bedrooms and bathroom on the first floor. There are large gardens to the rear which require attention and a Workshop which is in need of repair. No onward chain!

SITUATION

Ideally located on the outskirts of the thriving market town of Holsworthy is the hamlet of Woodacott with its Chapel. Amenities in nearby Holsworthy includes, shops, schools, public houses, banks, vets, doctors, newsagents and a cottage hospital. Leisure facilities include an indoor heated swimming pool and an 18 hole golf course. The popular north Cornwall coast resort of Bude is approximately 15 miles away. The Cathedral City of Exeter is some 45 minutes drive and offers a full range of facilities as well as the M5 motorway and mainline railway station and international airport.

ACCOMMODATION

Porch

Cloakroom

Low level flush WC.

Kitchen: 16' 8" x 16' 6" (5.07m x 5.03m)

Basically fitted with a range of units, sink/drain unit, Rayburn, exposed beams and door to:

Rear Lobby: 6' 2" x 5' 1" (1.89m x 1.54m)

Front Conservatory: 6' 8" x 6' 8" (2.04m x 2.04m)

Hall

Sitting Room: 19' 3" x 11' 5" (5.88m x 3.48m)

Front aspect window, open fireplace housing multi-fuel burner, exposed beams, open tread staircase to first floor and door to:

Dining Room: 17' 10" x 10' 7" (5.44m x 3.23m)

Front aspect window, open fireplace housing multi-fuel burner, exposed beams and walkthrough to:

Utility Room: 9' 3" x 7' 1" (2.83m x 2.17m)

Cloakroom

Low level flush WC.

Bathroom: 7' 10" x 4' 11" (2.40m x 1.49m)

Panel enclosed bath.

Rear Porch: 7' 1" x 6' 9" (2.17m x 2.05m)

FIRST FLOOR

Landing

With glazed partition, rear aspect window, two radiators and doorway to Inner Landing.

Bedroom One: 12' 8" x 11' 6" min (3.85m x 3.50m min)

Bedroom Two: 12' 8" x 8' 2" (3.87m x 2.49m)

Bedroom Three: 10' 3" x 9' 9" (3.12m x 2.96m)

Bedroom Four: 12' 1" x 8' (3.68m x 2.44m)

Bedroom Five: 11' 7" x 5' 1" (3.52m x 1.56m)

Bathroom: 8' 4" x 5' 9" (2.54m x 1.74m)

Panel enclosed bath, pedestal wash hand basin, low level flush WC, airing cupboard, heated towel rail and front aspect window.

OUTSIDE

To the front of the property is a lawned area with mature bushes and shrubs with pathway leading to the Porch. To the side of the property is a driveway providing parking for three to four vehicles. The large rear garden is mainly laid to lawn with a dilapidated **Greenhouse and Workshop: 14' 6" x 10' 9" (4.43m x 3.28m)** in need of repair.

SERVICES

Mains water and electricity. Private drainage.

COUNCIL TAX

E.

EE RATING

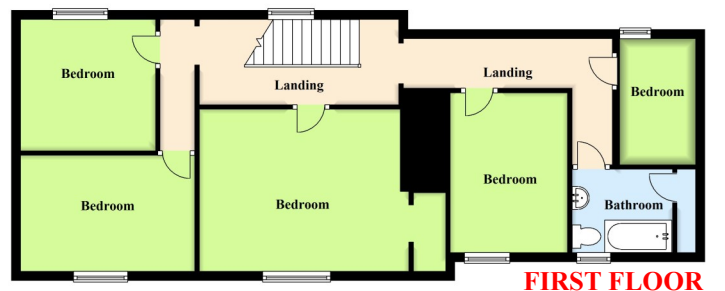
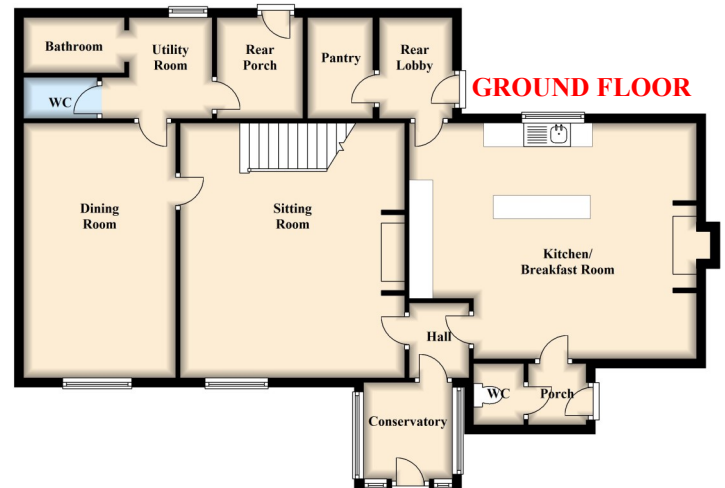
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DIRECTIONS

From Holsworthy proceed on the A3072 Hatherleigh road and take the second left hand turning signposted 'Thornbury/Cookbury'. Continue on this road and take the second right hand turning signposted 'Woodacott/Thornbury'. Follow this road for approximately one mile and upon reaching 'Woodacott Cross' take the left hand turning and the property will be found after a short distance on the right hand side with a Kivells For Sale board clearly displayed.

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.



VIEWINGS: Please ring **01409 253 888** to view this property and check availability before incurring travel time/costs. **FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.**

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