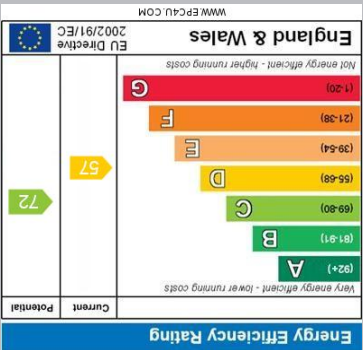


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, we have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor or surveyor. References to the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



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The Property Ombudsman



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1 Grattons Cottages, Oak Lane

Whitstone, Holsworthy, Devon , EX22 6TH

- Charming and well presented end of terrace house
- Situated on the edge of the popular village of Whitstone
- Sitting room with wood burner, snug/study, conservatory, kitchen dining room
- Three bedrooms, separate WC and a wet room
- Extensive off road parking, double garage and enclosed gardens



£309,950



Directions

From the centre of Bude proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford, then turn right onto the A3072 towards Holsworthy. Follow this road along for approximately 3 miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston, staying on this road for a few miles and upon reaching the village of Whitstone proceed into the 30 mph zone, taking the first right into Oak Lane signposted primary school and the property will be the first property on the left hand side.



COLWILLS
the property professionals

1 Grattons Cottages, Oak Lane

Whitstone, Holsworthy, Devon , EX22 6TH

£309,950

1 Grattons Cottages is a charming and well presented end of terrace house situated on the edge of the popular village of Whitstone which offers a popular primary school and local shop/post office and is some five miles from the coast and within easy access to the towns of Bude, Holsworthy and Launceston with all their amenities.

The flexible and spacious accommodation comprises an entrance porch, a welcoming sitting room featuring a characterful exposed brick wall and wood-burning stove, a conservatory with French doors opening onto the garden, a snug/study, and a generous kitchen/dining room fitted with granite worktops. Completing the ground floor is a third bedroom and a separate wet room. On the first floor are two further bedrooms and a cloakroom/WC.

Outside there is extensive off road parking, detached double garage and enclosed South facing gardens to the rear.

PORCH 7' 2" x 3' 00" (2.18m x 0.91m) Entering via a UPVC double glazed door with matching windows and door to the side and rear elevations. Tiled flooring. Wooden framed stable style door opens into:-

KITCHEN DINING ROOM 29' 8" x 7' 10" (9.04m x 2.39m) A bright and spacious kitchen dining room with three UPVC double glazed windows to the front elevations, inset lighting and painted decorative beams to the ceiling, radiator and chrome wall mounted heated towel rail.

The kitchen is finished with a range of matching wall and base units with granite work surface with matching upstand, incut drainer with under mounted Belfast style sink. Range style cooker with extractor canopy, space and plumbing for washing machine. Door to:-

SNUG/OFFICE 12' 6" x 9' 11" (3.81m x 3.02m) A bright and spacious dual aspect reception room with UPVC double glazed sash style window to the side elevation and UPVC double French doors to the rear overlooking the gardens. Loft hatch access, Oakwood flooring and radiator.

SITTING ROOM 12' 00" x 10' 8" (3.66m x 3.25m) A characterful reception room with wooden framework glazed door to the rear elevation opening into the conservatory, under stairs recess with feature exposed brickwork, fireplace with wooden mantle and surround with slate hearth and wood burner. Radiator and oak wood flooring.

CONSERVATORY 10' 1" x 9' 3" (3.07m x 2.82m) UPVC double glazed windows to three elevations and matching French doors overlooking and leading out to the gardens. Tiled flooring and radiator.

WET ROOM 8' 1" x 6'1 MAX' 3'7 MIN" (2.46m x 1.91m) UPVC obscure double glazed window to the front elevation, loft hatch access, fully tiled walls, nonslip flooring, mains fed shower with freestanding glass shower screen, vanity unit with inset basin and mixer tap with integrated mirror and lighting behind, push button low flush WC, chrome wall mounted heated towel rail and cupboard housing the pressurised hot water cylinder.

INNER HALL UPVC double glazed window to the rear elevation and staircase ascending to the first floor. Door to:-

GROUND FLOOR BEDROOM THREE 11' 10" x 9' 10" (3.61m x 3m) A spacious double bedroom with a UPVC double glazed window to the rear elevation. Radiator.

FIRST FLOOR A split level landing with UPVC double glazed window to the front elevation. Radiator. Doors serve the following rooms:-

BEDROOM ONE 15'10 max' 10'00 min" x 12'1 max' 6'2 min" (4.83m x 3.81m) A bright and spacious principal double bedroom formally two bedrooms, with twin UPVC sash style double glazed windows to the rear elevation. Two radiators.

BEDROOM TWO 8' 9" x 8' 2" (2.67m x 2.49m) A bright and spacious bedroom with UPVC sash style window to the rear elevation overlooking the garden, school playing field and countryside. Loft hatch access and radiator.



WC 6' 3" x 2' 11" (1.91m x 0.89m) Attractive tiled feature wall, vanity unit with inset wash hand basin, push button low flush WC and chrome wall mounted heated towel rail.

DOUBLE GARAGE 20' 8" x 17' 5" (6.3m x 5.31m) Twin up and over doors with wooden pedestrian door and wooden framed glazed window to the side elevation. Light and power ready for connection.

OUTSIDE The property is accessed via a gravel driveway providing extensive off road parking for a number of vehicles. Wooden side gate opens into the rear enclosed South facing garden which is laid to lawn with a circular paved patio seating area, further gravel seating area, area of lawn with attractive planting, wildlife pond and raised garden sleeper flower/vegetable beds.

COUNCIL TAX Band B

SERVICES Mains electricity, water and drainage. Oil fired central heating via external boiler

TENURE Freehold

AGENTS NOTE Public footpath right of access over the side of the gravel drive to the left of the wooden shed and garage.

The neighbouring cottage has pedestrian right of access through the side and rear gates to access the rear of their cottage.

