



Rouse Villa



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Milton Damerel, Holsworthy, Devon, EX22 7PA

Holsworthy 7 miles Great Torrington 9 miles Bideford 11 miles

A spacious family home with countryside views, five bedrooms, three reception rooms, garage, parking and a versatile outbuilding.

- Spacious Detached Home
- Five Bedrooms
- Period Features
- No Onward Chain
- Freehold
- Three Reception Rooms
- Attractive Gardens
- Far-Reaching Views
- Garage and Outbuilding
- Council Tax Band 'D'

Guide Price £505,000

Situation

Rouse Villa occupies a peaceful rural position in the parish of Milton Damerel, a quiet corner of North Devon situated between the market towns of Holsworthy, Bideford and Great Torrington. The area enjoys an attractive countryside setting of rolling farmland, wooded valleys and winding country lanes, with excellent opportunities for walking and riding. The neighbouring villages of Shebbear, Stibb Cross and Bradford provide further amenities, whilst Woodford Bridge offers leisure and dining facilities.

Holsworthy (approximately 7 miles) provides a comprehensive range of everyday amenities, including independent shops, supermarkets, pubs, restaurants, schooling and leisure facilities. Great Torrington (approximately 9 miles) and the port town of Bideford (11 miles) offer further extensive shopping, dining and recreational opportunities. The popular coastal resorts of Westward Ho!, Appledore and Instow are within a convenient drive, whilst the A39 provides excellent access to Barnstaple and the wider North Devon road network. Tiverton Parkway railway station is also within a convenient drive, providing regular services to London Paddington (approximately 1 hour 57 minutes).

Description

Rouse Villa is an attractive detached five-bedroom family home combining character features with modern improvements and lovely views over the surrounding countryside. The spacious accommodation includes four double bedrooms, a master with ensuite, a single bedroom/office, three reception rooms, modern kitchen, utility room and family bathroom. Outside, there is ample off-road parking, a detached garage/workshop, front and rear gardens, and a versatile detached outbuilding with power, lighting and heating/air conditioning, currently used as kennels.



Accommodation

The property is approached through wooden gates, opening onto a generous driveway providing ample off-road parking and access to the detached GARAGE/WORKSHOP. A covered porch leads to the front door, which opens into the impressive LIVING ROOM, featuring exposed brickwork surrounding the fireplace, an attractive stone surround and multi-fuel stove, with the staircase rising to the first floor. A door leads through to the DINING ROOM, with its own fireplace and front aspect, while a further door leads to the kitchen. The contemporary KITCHEN is fitted with a range of modern base units and drawers with worktops over, an inset induction hob set within a tiled surround, integrated dishwasher and useful breakfast bar. The kitchen enjoys lovely views over the surrounding countryside. A door leads to the PANTRY, providing extensive shelving and storage, with further storage available within the understairs cupboard. Leading from the KITCHEN, the HALLWAY provides access to the front garden, UTILITY ROOM, WC and SNUG. The UTILITY ROOM comprises fitted cupboards with worktop over, matching wall cupboards and a white ceramic Belfast sink, together with housing for the property's air source heat pump. The WC comprises a modern suite of WC and wash hand basin. The SNUG provides a versatile third reception room, enjoying a double aspect, exposed beams and double doors opening directly onto the rear garden.

Upstairs, the landing leads to BEDROOM 5/OFFICE, a single room enjoying views over the countryside, together with BEDROOM 4 and BEDROOM 3, both well-proportioned double bedrooms. BEDROOM 2 is a further double room with fitted cupboards. The landing also provides access to a useful AIRING CUPBOARD, housing the hot water cylinder and shelving. A further hallway leads to the FAMILY BATHROOM, comprising panelled bath with shower over, wash hand basin, WC and heated towel rail. The impressive MASTER BEDROOM is a particularly spacious room enjoying a triple aspect, exposed beams and lovely views, together with a fitted cupboard and EN SUITE SHOWER ROOM, comprising shower, wash hand basin, WC and heated towel rail. The property also benefits from a large, fully boarded loft space providing excellent additional storage.

Outside

Outside, the front garden is mainly lawned and enclosed by low walls, with planted borders, mature trees and a useful woodstore. The rear garden is also predominantly lawned, with a decking area providing an ideal place from which to enjoy the lovely views over the surrounding countryside. A detached outbuilding, currently used as kennels, provides power, lighting, heating/air conditioning and additional storage, with potential for a variety of alternative uses. The gardens and surrounding countryside create a peaceful and attractive setting for the property.

Services & Additional Information

Services: Mains electric & water. Private drainage. Air source heat pump.
Broadband: 'Standard' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX22 7PA (Not to be relied upon)
What3words: ///tricycle.performed.become
From Bideford Quay, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed 'Torrington/Holsworthy/Okehampton', after approx. 5.6 miles, turn right onto the A388, signed 'Frithelstock/Monkleigh' onto Rakeham Hill. Continue on this road for approx. 1.5 miles, then turn left at the end of the road signed 'Holsworthy'. Continue for approx. 6 miles, and the property will be on your right, with a Stags board clearly displayed.



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
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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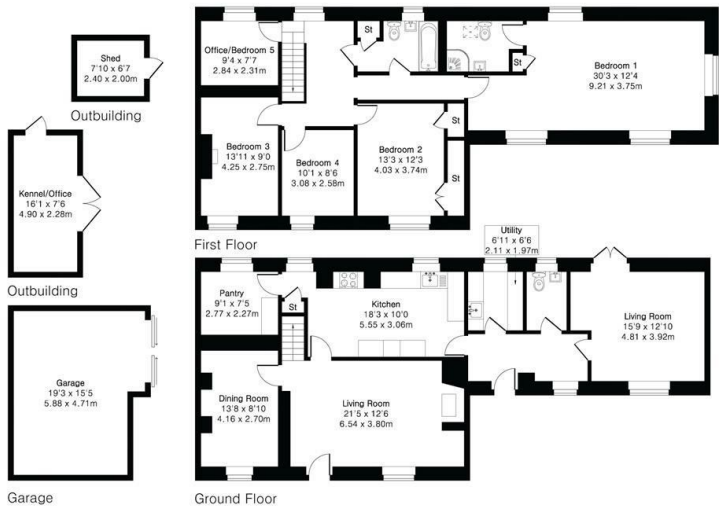
**Approximate Gross Internal Area 2148 sq ft - 200 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 1074 sq ft – 100 sq m

Garage Area 278 sq ft – 26 sq m

Outbuilding Area 172 sq ft – 16 sq m



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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