

Plot 17 - The Milford

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Ruby Meadows, North Road,Holsworthy, EX22 6YR

Town Centre Bude 9 miles Launceston 14 miles

The Milford is a stunning 3 bedroom detached home, offering a perfect blend of style and functionality.

- 3 bedroom detached home
- Separate living room
- 2 parking spaces
- 10 year NHBC warranty
- EPC TBC
- Open plan kitchen/dining room
- Master bedroom with ensuite
- EV charger & Air source heat pump
- Freehold
- Council tax band TBC

Guide Price £330,000

SITUATION

Discover Ruby Meadow, an exceptional collection of stunning 2, 3, and 4 bedroom homes, beautifully crafted to a high specification and perfectly positioned on the outskirts of the historic market town of Holsworthy.

DESCRIPTION

The Milford is a stunning three-bedroom detached home at Ruby Meadows, offering a perfect blend of style and functionality. The lounge features a charming bay window to the front, while the kitchen/diner at the rear includes French doors that open onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the home boasts a master bedroom with an en-suite, along with two additional bedrooms and a family bathroom. Depending on the plot, this home also benefits from a garage or a driveway, offering parking for two vehicles.







AGENT NOTES

Anticipated completion Spring 2027
Please note that all homes at Ruby Meadow are subject to an Estate Charge of £170 per plot, per annum.
Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.
*T&C'S apply

VIEWINGS

Please call the Stags Launceston Office on 01566 774999 for further information.

DIRECTIONS

From the North: Existing the M5 at junction 31, take the A30 exit to Bodmin/Okehampton. After approximately 26 miles take the A386 slip road and turn right onto the A386. At the roundabout take the 1st exit onto the A3079 then at the Brandis Corner roundabout, take the 1st exit onto the A3072. At the junction, turn right onto the A388, Chapel Street, continue on this road, driving through Holsworthy. At the roundabout, take the 2nd exit onto North Road. At the next roundabout, Ruby Meadow is located on the left hand side.

From the South: From Plymouth, take the A388 towards Launceston. Continue on this road, driving through Holsworthy. At the roundabout, take the 2nd exit onto North Road. At the next roundabout, Ruby Meadow is located on the left hand side.











Ground floor

Kitchen/Dining 6513mm x 3064mm (max) 21'4" x 10'1" (max)
Living Room 3298mm x 4570mm (max) 10'10" x 15'0" (max)
Cloaks 1254mm x 1641mm (max) 4'1" x 5'5" (max)

First floor

Bedroom 1 3014mm x 3728mm (max) 9'10" x 12'3" (max)
Ensuite 1303mm x 2084mm (max) 4'3" x 6'10" (max)
Bedroom 2 3014mm x 3147mm (max) 9'11" x 10'4" (max)
Bedroom 3 3411mm x 2711mm (max) 11'2" x 8'11" (max)
Bathroom 2018mm x 2084mm (max) 6'7" x 6'10" (max)

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.

STAGS

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