



D. R. Kivell
COUNTRY PROPERTY

Waldon View

Milton Damerel, Devon



Milton Damerel, Holsworthy, Devon, EX22 7DP

Holsworthy 5 miles

Bude 14 miles

Okehampton 22 miles

Exeter 48 miles



3 Bedrooms



2 Reception Rooms



1 Bathrooms



EPC EPC C71



8 Acres

Very well presented and spacious 3 bedroom bungalow. Extensive, modern equestrian facilities. 8 acres of pastureland with river frontage and fishing rights on the river Waldon. No onward Chain.

Waldon View is 5 miles to the north of Holsworthy which offers day to day facilities, primary and secondary education and a variety of shops including a Waitrose supermarket. The popular north Cornwall coastal resort of Bude is 14 miles to the west and Bideford 14 miles to the North with further amenities. Shebbear college is 5 miles to the east providing admissions from Pre-School through to Sixth Form. Access to the A30 is at Okehampton, about 22 miles to the south east, which in turn provides access to the M5 at Exeter.





The well proportioned and immaculately presented bungalow benefits from uPVC double glazing, oil fired central heating and countryside views over the valley and farmland beyond.

The accommodation briefly comprises; Front Entrance / Sun room; uPVC double glazed windows above dwarf walls. Entrance Hall; wood laminate flooring leading to carpeted corridor, airing cupboard and cloakroom cupboard. Sitting room; A light bright triple aspect room overlooking the garden and farmland, inset fireplace, woodburning stove and glazed French doors open to:

Kitchen/ Dining Room; a triple aspect room with views over the valley, surrounding countryside, fitted wall and base units under granite effect worksurfaces, wood laminate flooring, fitted Bosch dishwasher and electric ovens, induction hob, extractor hood above. Utility Room; Fitted wall and base units, under slate effect worksurface, sink and draining board, space for washing machine and American style fridge / freezer, door to the rear, door to the integral garage. Cloakroom; window to the front, w/c and wash basin.

Master bedroom, a double aspect room, window overlooking the front patio and French doors opening onto a further paved patio, fitted wardrobe and drawer units. Family Bathroom; tiled floor and walls, bath, w/c, wash basin and shower enclosure.

Bedroom 2; a double aspect room, overlooking the garden valley and sand school.

Bedroom 3; a further double room with window to the rear and fitted wardrobes.

Planning consent has been granted to remodel and extend the bungalow to provide a further ensuite bedroom.



Stable Yard

The stable yard benefits from its own access providing ample access for lorries and horseboxes. At the rear of the stables is a further wood chip surface turnout area enclosed within post & rail fences.

Stables, storage and garages surrounding a level concreted stable yard comprising

Stable Yard and Equestrian Facilities

Sand School Arena:
Within post and rail fencing, Woodchip surface turnout area surrounding

Feed Store: (4.25m x 3.66m (13'11" x 12'0"))

Adjoining Tack Room: (3.65m x 2.29m (11'11" x 7'6"))

Stables
3 stable looseboxes 2 measuring 4.25m x 3.60m (13'11" x 11'9"), 1 measuring 3.6m x 3.6m (11'9 x 11'9)

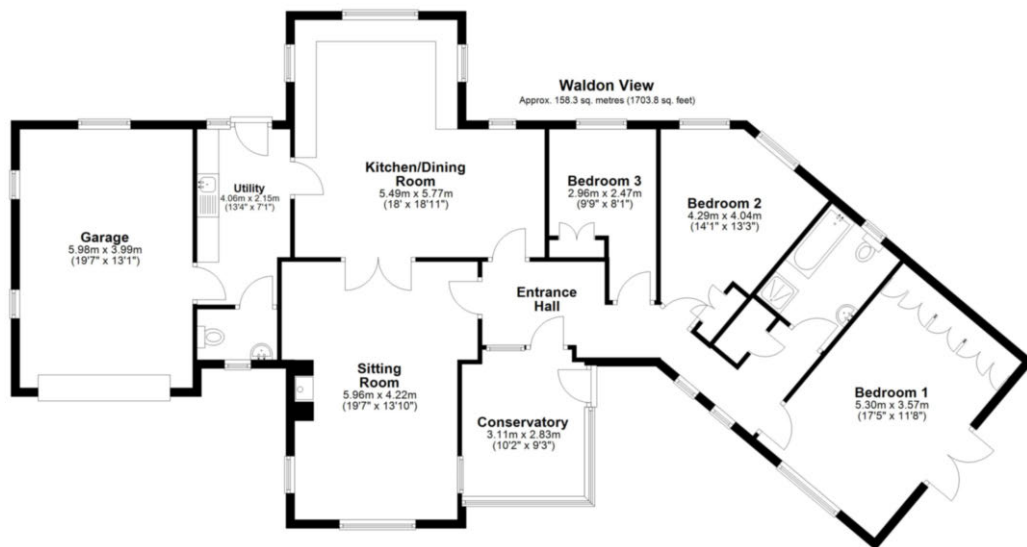
Wash box: (3.60m x 2.45m (11'9" x 8'0"))
Heat lamps and heated shower.

Muck bunker:
Open fronted concrete panel walls

Tractor / Implement Store: (10.20m x 6.50m (33'5" x 21'3"))
Three vehicle access doors to the front with loft area above.
Power and light connected.

Enclosed chicken run: (8m x 3m (26'2" x 9'10"))

The Land
The land comprises of approximately 8 acres of level or gently sloping, free draining grass land which bordered the river Waldon with riparian fishing rights.



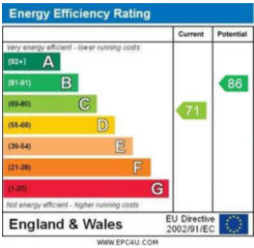
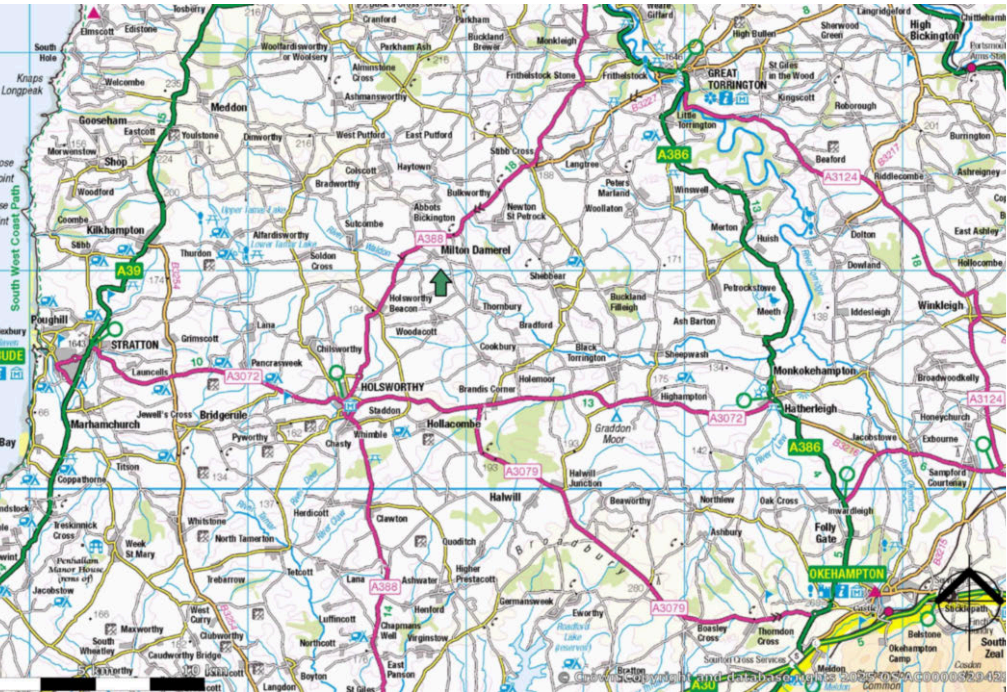
Services & Information
Water – Borehole and Mains
Drainage – Private Sewage treatment plant
Electricity – Mains
Heating – Oil Fired Central Heating, woodburning stove
Telephone & Broadband – Airband with Openreach connection. checker.ofcom.org.uk/
Mobile Availability - checker.ofcom.org.uk
Council Tax Band – D
EPC – C71
Construction – Cavity Wall

Local Authority
Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG.
Tel: 01237 428700.

Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





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