



HALWILL

GUIDE PRICE **£375,000**

Spacious Character Filled Family Home

 3 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating: F (36)

**MILLER**  
TOWN & COUNTRY



- » Charming & Character Filled Family Home
- » 2 Reception Rooms with Period Fireplaces
- » Three Spacious Double Bedrooms
- » Quiet Location in the Heart of the Village
- » Stonewall Enclosed Front Garden
- » Impressive 23' Covered Store
- » Low Maintenance Rear Courtyard

## The Property

You'll have room to spread out in this impressive 1728 sq. ft home that has been well maintained by the current owners over the last 20 years. The front door opens into an entrance hall providing access to the two primary reception rooms, both of which are generously sized and have period fireplaces with slate hearths. From the sitting room double doors open out to the private walled garden with level lawn and gravelled patio area, a beautiful spot for a cup of tea or glass of wine! Beyond the sitting room is a useful downstairs shower room and generously sized kitchen / diner perfect for preparing those family dinners. Stairs from the entrance hall rise to a spacious landing with space for home working, beyond which there are three double bedrooms. Two of the bedrooms are dual aspect with the primary bedroom having an ensuite shower room. The large family bathroom complete with a clawfoot bath, was previously a double bedroom, and the property could easily be reconfigured to reinstate this bedroom and the original bathroom, resulting in a 4 bedroom house. The property has two stores to the front with power and light connected. To the rear is a paved & gravelled patio area plus off road parking and a further impressive 23' covered store.



Approximate Gross Internal Area  
1728 sq ft - 161 sq m  
(Excluding Covered Store)



Not to Scale. Produced by The Plan Portal 2023  
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## Location

The property is situated in the heart of Halwill and is within a short distance of a wide range of local amenities including primary school, public house, Post Office and general stores, takeaway and hairdresser. The nearby towns of Holsworthy and Okehampton are easily accessible and are served by a regular bus service, and the coastal town of Bude is only a 25 minute drive away offering beautiful sandy beaches and stunning coastal walks.

## Ground Floor

Entrance Hall 5'6" x 4'8"  
Dining 12'1" x 13'0"  
Sitting Room 14'0" x 18'2"  
Inner Hallway 7'0" x 2'10"  
Shower Room 8'0" x 2'10"  
Kitchen Diner 15'10" x 18'3"

## First Floor

Landing 24'6" x 10'10"  
Bedroom 1 13'0" x 11'9"  
En-Suite Shower Room 7'8" x 2'6"  
Bedroom 2 13'3" x 9'6"  
Bedroom 3 9'9" x 13'10"  
Bathroom 10'10" x 9'4"  
Outside Store 23'5" x 13'11"

## Outside

Walled front garden, low maintenance rear paved garden, 23' covered storage area, off road parking

**Services:** Mains water, drainage and electricity. Oil fired central heating

**Council Tax Band:** E

**Tenure:** Freehold

**Agent's Note:** Property has ownership of shared driveway over which neighbours have right of access



**Miller Town & Country | 01837 54080**

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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