





Built by our vendors is this individual detached 4 bedroom (2 en suite) home enjoying a stunning view of fields spanning for a great number of miles! The property has been built with a cottage theme in mind but yet offers generous accommodation. Outside is a double garage, driveway parking and a landscaped rear garden.

From a covered porch you step into an L - shaped hallway with doors to all accommodation including a cloakroom. The sitting room is front aspect with a feature fireplace housing a multi fuel wood burner with back boiler. The kitchen/dining room is dual aspect with French doors accessing the rear garden. There are a range of solid wood eye and base level units and a bank of floor to ceiling built in storage, ideal as a utility and pantry cupboard. To one side is plenty of room for a dining table. Next to the kitchen and overlooking the garden is a dining room. There is also a very useful study overlooking the driveway which could also be utilised as a further bedroom, playroom or hobbies room.

On the first floor are 4 bedrooms (2 en suite) and a family bathroom. The master bedroom is a double room with a wonderful view and the added benefit of an en suite. Bedroom 2 is another en suite bedroom with a spacious feel. Bedrooms 3 and 4 both share the family bathroom.

The property is approached over a gravel driveway for numerous vehicles. To one side is a detached double garage currently utilised as a workshop. Pathways lead down each side of the property into a landscaped rear garden. To the side is open countryside offering privacy and a pleasant outlook. There is a large patio area perfect for outside dining. Beyond here is an area of lawn and a detached storage shed.

The property was designed and built by our vendors and they have made the most of the stunning views. The property is within easy reach of the coast including Widemouth Bay and offers swift access to nearby Bude, Launceston and Holsworthy respectively.



- Individual detached modern home
- 4 Bedrooms and 3 bathrooms
- Several formal reception rooms

- Kitchen/breakfast room with access to the garden
- Superb views spanning a number of miles

- Adjoins fields to the side and rear
- Detached double garage and driveway parking
- Rear garden with lawn and large patio

### Situation

The property is situated approximately a mile from the village of Whitstone which sits just into Devon and offers a popular village local shop, Cafe and Primary School. Whitstone is situated between the thriving towns of Launceston and Bude and offers good access to the beautiful North Cornwall coastline and the picturesque villages of Boscastle, Tintagel and Crackington Haven. Widemouth Bay is some 5.5 miles away with a long sandy beach along with stunning scenery and idyllic coastal walks alongside numerous and miles of clifftops. Around 11 miles south of Whitstone is the former market town of Launceston with its excellent access to the A30 which leads into West Cornwall and Devon including the city of Exeter and the motorway network beyond.

### Directions

The postcode to the property is EX22 6UG. From Launceston take the B3254 road signposted to Bude and follow the road through the villages of Yeolmbridge, Ladycross and Bennacott. After a short distance you will see Whitstone. Proceed through the village passing the shop and after 1 miles the property will be seen on your right hand side. What Three Words: blast.honestly.commoners





**Entrance Hallway**

**Living Room**

13'10" x 9'8" (4.24m x 2.95m)

**Kitchen / Breakfast Room**

11'10" x 11'8" max (3.61m x 3.58m max)

**Study**

11'1" x 10'7" (3.38m x 3.25m)

**Dining Room**

14'6" x 10'11" (4.42m x 3.35m)

**WC**

5'6" x 3'8" (1.68m x 1.12m)

**First Floor**

**Bedroom 1**

13'10" x 9'8" (4.24m x 2.95m)

**En-suite**

8'2" max x 8'2" max (2.49m max x 2.49m max)

**Bedroom 2**

10'11" x 9'3" (3.35m x 2.82m)

**En-suite**

7'1" x 4'9" (2.18m x 1.47m)

**Bedroom 3**

14'4" max x 12'4" max (4.39m max x 3.76m max)

**Bedroom 4**

11'1" x 6'9" (3.38m x 2.08m)

**Bathroom**

8'0" x 7'1" (2.46m x 2.18m)

**Detached Garage / Workshop**

17'7" x 16'9" (5.36m x 5.11m)

**Services**

Mains Electricity, Water and Private Drainage.

Oil Fired Central Heating

Council Tax Band E

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Whitstone



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