

2 Holmstead

NORTH CORNWALL



Jackie Stanley
ESTATE AGENTS



- **Immaculate Detached Bungalow on Small Select Development**
- **Contemporary & Stylish Interior**
- **Four Bedrooms & Two Modern Bathrooms**
- **Large Living Space with Wood Burning Stove**
- **Fully Integrated Modern Kitchen**
- **Air Source Underfloor Heating System & Solar Thermal Hot Water**
- **Detached Garage & Ample Driveway Parking**
- **Peaceful Edge of Village Location**

2 Holmstead is an immaculate and contemporary detached bungalow, part of a small select development completed in 2021 and located in a peaceful edge of village setting on the stunning North Coast of Cornwall.

2 Holmstead has over 1,770 square feet of modern and spacious accommodation including four bedrooms, a master en-suite shower room and a detached garage.

Noteworthy features include an air source heating system, underfloor heating, solar thermal hot water, bi-fold doors, a wood burning stove, fully integrated appliances, Karndene flooring, feature external stonework, a pretty enclosed garden and ample driveway parking.

The accommodation briefly comprises an inviting entrance hall with large cloak cupboard leading to the sitting room. This large comfortable room has a free standing wood burning stove in one corner, ample space for sofas and patio doors to the garden at the rear. The kitchen/dining room measures over 25 feet in length and is home to a contemporary light grey fitted kitchen complete with fully integrated appliances and a comprehensive range of floor and wall cabinets and drawers. The dining area is spacious and there is a set of bi-folding doors, again leading to the garden at the rear.

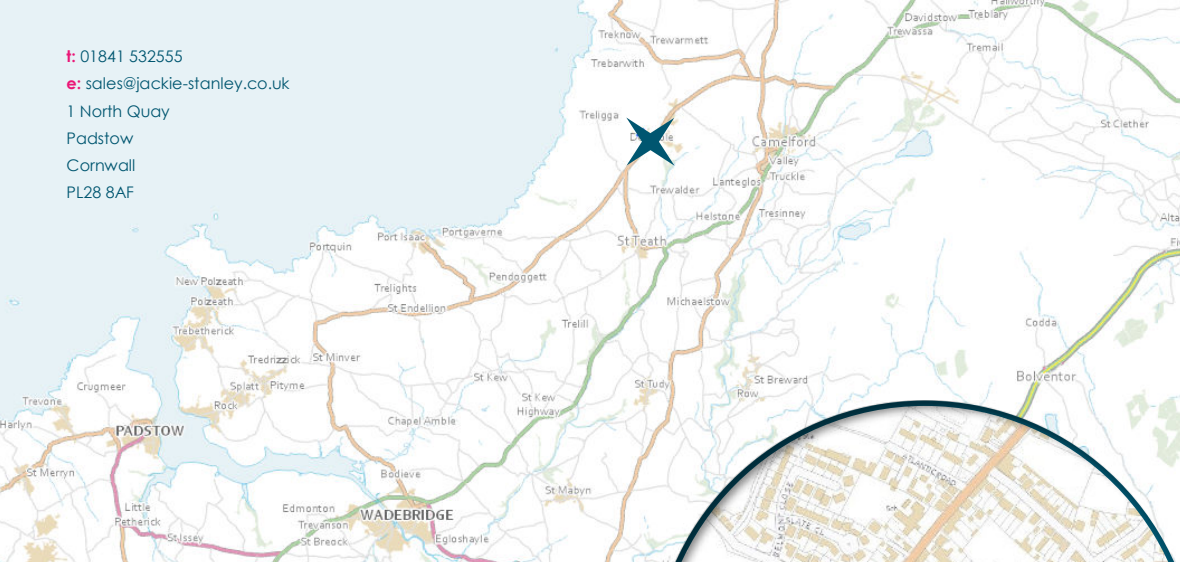
To the other side of the property are the four bedrooms, three of which are genuine doubles and all of which have built-in wardrobes. The master bedroom has a walk-in wardrobe, a modern en-suite shower room and French doors leading to the garden at the rear. The accommodation is complete with a large family bathroom, stylishly fitted with a crisp white suite including a panelled bath and glass shower enclosure.

To one side of the building is a large detached garage with electric roller door and utility area with sink and space and plumbing for white goods. To the front is a large tarmac driveway with ample off-road parking and row of boundary hedging. To the rear is a fully enclosed garden, landscaped with two private patios, a small area of lawn and planted beds.



2 Holmstead, Vell Lane, Delabole
PL33 9DR £465,000 guide

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The exterior of the property is built of traditional cavity wall construction with local rustic stone detailing, cement weather boarding, a natural slate roof and anthracite grey UPVC double glazed windows and doors.

Services to the property include mains water, electricity and drainage with an air source heating system. EPC rating B. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

2 Holmstead is situated on the edge of the popular village of Delabole, close to the beaches of Tregardock and Trebarwith Strand. This thriving village has a primary school, two public houses, a village shop, community centre, playing field, fish & chip shop, florist and garage. Within a short driving distance is Port Isaac, a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour.

The town of Camelford is approximately four miles away and offers more comprehensive facilities for everyday needs while the town of Wadebridge is just 10 miles distant. Delabole is set amongst some outstanding natural beauty and is close to the spectacular and rugged North Cornish Coast.

To find 2 Holmstead proceed North along the B3314 coastal road and follow this road towards the village of Delabole. Enter Delabole and then take the first turning on the right hand side into Vell Lane. Take the next turning on the right into Holmstead and number 2 is the second property on the left hand side. The postcode for satellite navigation is PL33 9DR. What3words: broccoli.systems.logbook

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