



**Little Exe Cottage, Week St Mary,
Holsworthy, Devon, EX22 6UX**

Guide Price £795,000 Freehold





An impeccably presented period farmhouse with no near neighbours offering total seclusion

- 4 Bedrooms
- 3 Bathrooms
- Kitchen/Breakfast Room
- Lounge & Conservatory
- Useful Outbuildings
- Pasture Paddock & Woodland
 - About 4 Acres in all
 - EPC D & Council Tax D

SITUATION Approached over a mile long unmade track with views over open countryside enjoying total peace and privacy with no near residential neighbours or near roads to spoil this peaceful rural haven.

The small self-contained village of Week St Mary is approximately 3 miles distant with its post office/general store catering for day-to-day needs, public house and village hall. Similar facilities can be found at Wainhouse Corner some 4 miles distant on the A39, the Atlantic Highway, allowing access to explore the majestic North Cornwall coast.

More comprehensive facilities can be found at either Bude (10 miles) or Launceston (13 miles) which also gives access to the A30, linking the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.



DESCRIPTION Believed to date back to the 17th century, the property is stone and cob construction and has been subject to considerable expenditure and improvement by the current vendor to provide a home of quality and comfort.

The accommodation is illustrated on the floorplan and briefly comprises: stone porch with door opening into boot/boiler room, base-level oil-fired Grant boiler with programmer for central heating and domestic hot water, exposed ceiling timbers and window to front. Door into reception hall with skylights, tiled floor, storage cupboard and step down into the inner hall. Bedroom 4/study has a window to the front, roof window and door into en suite shower room with low flush WC, vanity wash hand basin and walk-in shower cubicle.

The inner hall has stairs to the first floor with understairs cupboard and an opening into the lounge. Door to the utility room with tiled floors,



plumbing and appliance space for washing machine, door to rear garden and cloakroom with low flush WC and wash hand basin.

The large, L-shaped, open-plan lounge has a fireplace with cloam oven and a contemporary multi-fuel burner set on tiled hearth, windows to the rear and opens into the kitchen.

The kitchen/breakfast room has a range of base level units, space for range cooker, space for fridge/freezer and integral dishwasher. Door into conservatory with tiled floor, polycarbonate roof and double doors opening to the rear gardens.

Upstairs the landing has doors to all rooms and a deep linen cupboard. Bedroom 1 has a window to the front and a step down into an en suite bathroom with

a freestanding bath, low flush WC and oval wash hand basin. 2 further double bedrooms enjoy views over rural aspects and the family shower room comprises a walk-in shower cubicle, low flush WC with concealed cistern, vanity wash hand basin and airing cupboard.

OUTSIDE Approached over a mile-long unmade lane, owned by the local farmer, with 5-bar gates opening to an extensive parking area for several vehicles and timber carport. Workshop with adjoining outbuildings. A path leads to the enclosed rear garden, laid mainly to lawn with productive fruit trees, timber garden shed and plants providing colour throughout the year.

The stable block comprises a pair of stables and hay store set on a concrete apron with small holding yard

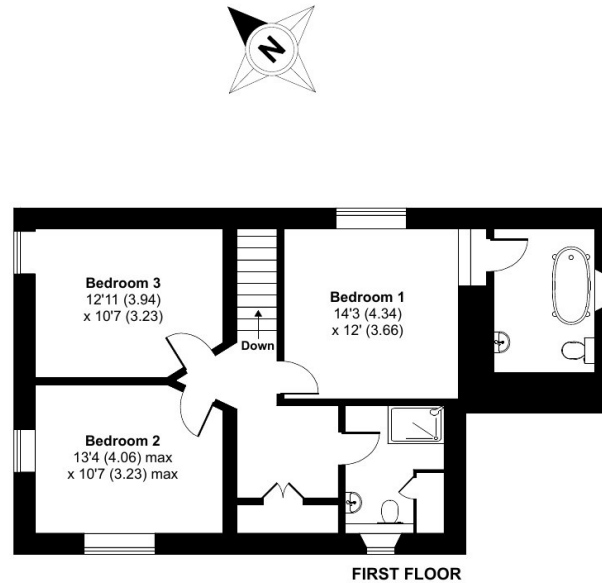
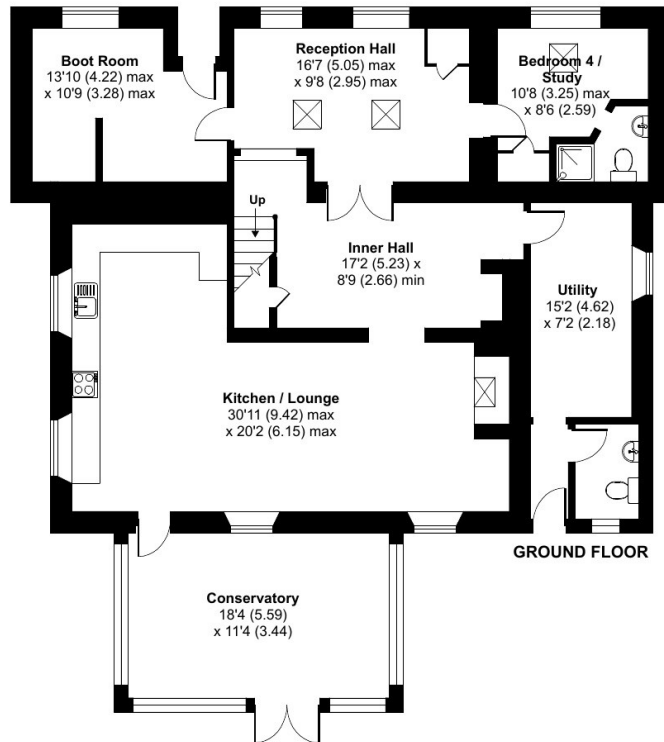


to the front and gate opening onto pasture paddock. From the paddock there is a mixed deciduous woodland area with grass paths meandering through to enjoy this attractive natural wildlife habitat. The property extends in all to 4.1 acres (or thereabouts).

SERVICES Private water supply via a borehole and additional private well. Private drainage system. Mains electricity. Oil fired central heating and double glazed throughout. Full EPC document available on request. Council tax D. Broadband enabled via 4G mast. Mobile phone coverage and broadband speed: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendors' appointed Agents, DJR Estate Agents and Auctioneers.

Approximate Area = 2123 sq ft / 197.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1345916

For more information or to arrange a viewing, please contact us:

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