



WOODS
DISTINCTIVE HOMES

Sparrows Hall

Holne

Nr Ashburton

TQ13 7SL

A delightful, period cottage with some modernisation required in the centre of the sought after village of Holne on the foothills of south Dartmoor featuring 3 bedrooms, 2 reception rooms, farmhouse kitchen, lovely garden and massive 55' long attached garage/workshop, with potential. A rare gem!

- Period cottage
- Dartmoor village setting
- Three bedrooms
- Large shower room & wc
 - Living room
 - Sitting room
- Farmhouse kitchen/dining room
- Large 55' long garage (with potential)
 - Good, private rear garden
 - Scope for refurbishment



Sparrows Hall dates back centuries and is one of the prettiest houses in the centre of the sought after village of Holne, on the foothills of South Dartmoor. Owned by the current family for many decades, Sparrows Hall has a lovely atmosphere and features well proportioned rooms and a particularly large farmhouse style kitchen with oil fired Rayburn. Also downstairs is a sitting room and the living room with fireplace and granite lintel. The accommodation is unconventionally laid out giving the property a lot of its unique charm. Upstairs, all the rooms lead off the landing and there are 3 double bedrooms and a shower room which originally contained a bath.

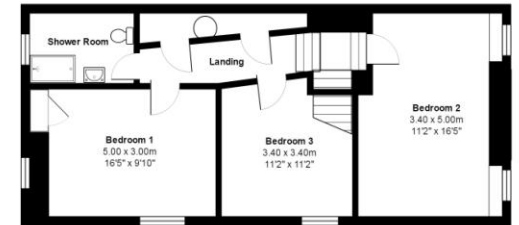
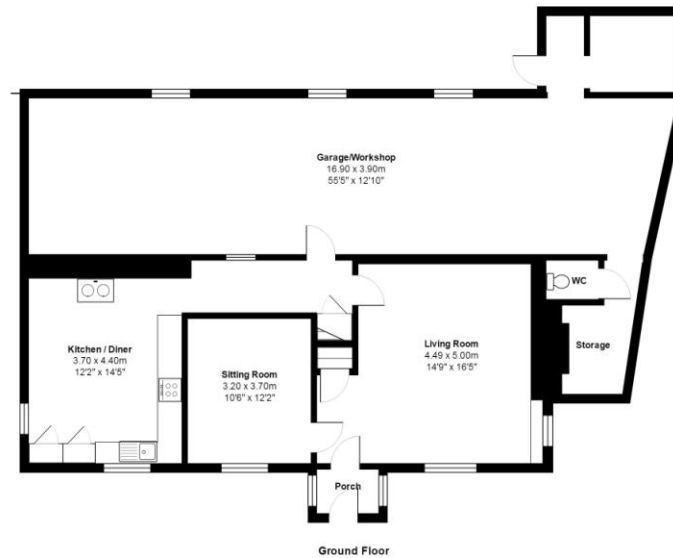
Sparrows Hall is in need of a little modernisation and this is a wonderful opportunity for someone who wants to make their own mark on what is a lovely dwelling full of character. To the front of the house is a small garden and to the rear is a well proportioned and attractive enclosed garden comprising a fairly level lawn.

A unique feature of Sparrows Hall is its extremely large garage. Attached to the rear of the house and with access from the rear hall, it is around 55 feet long and has a w.c. leading off it. The garage has scope for turning into additional accommodation (subject to building regulations and planning consent) whilst still retaining room for a car or two.

One of the most popular villages on the southern foothills of Dartmoor and located within the National Park, Holne sports a community shop and tea rooms, ancient parish church and medieval Church House Inn (currently closed). Some of the most beautiful parts of the moor are a stone's throw away. Access to the A38 Devon Expressway, which links Plymouth and Exeter to the motorway network, is around three and a half miles distant, as are the market towns of Ashburton and Buckfastleigh.

SERVICES: Electricity, mains water, mains drainage.

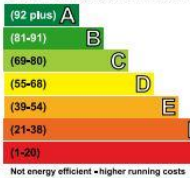




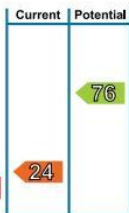
Sparrows Hall, Holne
Total Area: 210.7 m² ... 2268 ft²

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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