2 OFFIELDS

HOLBETON | DEVON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 Offields
Holbeton | Devon | PL8 1NB

AT A GLANCE
A three-bedroom, mid-terrace cottage with a long enclosed garden and views towards the village church, offered for sale with no onward chain.

DESCRIPTION
2 Offield is a traditional cottage situated in the heart of Holbeton, providing approximately 79.6 sq m (857 sq ft) of accommodation arranged over two floors.

The entrance hall opens to a well-proportioned sitting room with a wood-burning stove, while the kitchen offers space for everyday dining. A bathroom is positioned at the rear of the ground floor. Upstairs are three bedrooms and a separate WC, giving the cottage a practical layout that differs notably from its neighbour.

The property would benefit from refurbishment and updating, allowing a purchaser to shape the accommodation to suit their requirements.

Outside, the long enclosed garden is bordered by mature planting and an attractive old boundary wall, with views across the village towards the church spire. Its central setting, adaptable accommodation and generous garden make this an appealing village home with considerable potential.

LOCATION & SITUATION
Holbeton is an established South Hams village surrounded by rolling Devon countryside and situated close to the River Erme and the South Devon coast. Local amenities include a village shop, public house, primary school, parish church and village hall. The surrounding countryside and coastline provide numerous walking and recreational opportunities, while Plymouth is accessible by road for a wider range of shopping, leisure and transport facilities.

Modbury Office
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Property Details

Services:	Mains water, electricity, and drainage. Night-storage heaters
EPC Rating:	Current - E
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Sitting room with wood-burning stove
- Ground-floor bathroom
- Long enclosed rear garden
- Views towards the village church
- Scope for refurbishment and updating
- No onward chain

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38, leave at Wrangaton Cross and follow the A3121 towards Ermington and Modbury. At the A379, turn right towards Plymouth, then after approximately one mile turn left for Holbeton. Continue for around two miles, turn left downhill into the village and follow the road onto Fore Street, where 2 Offields will be found.

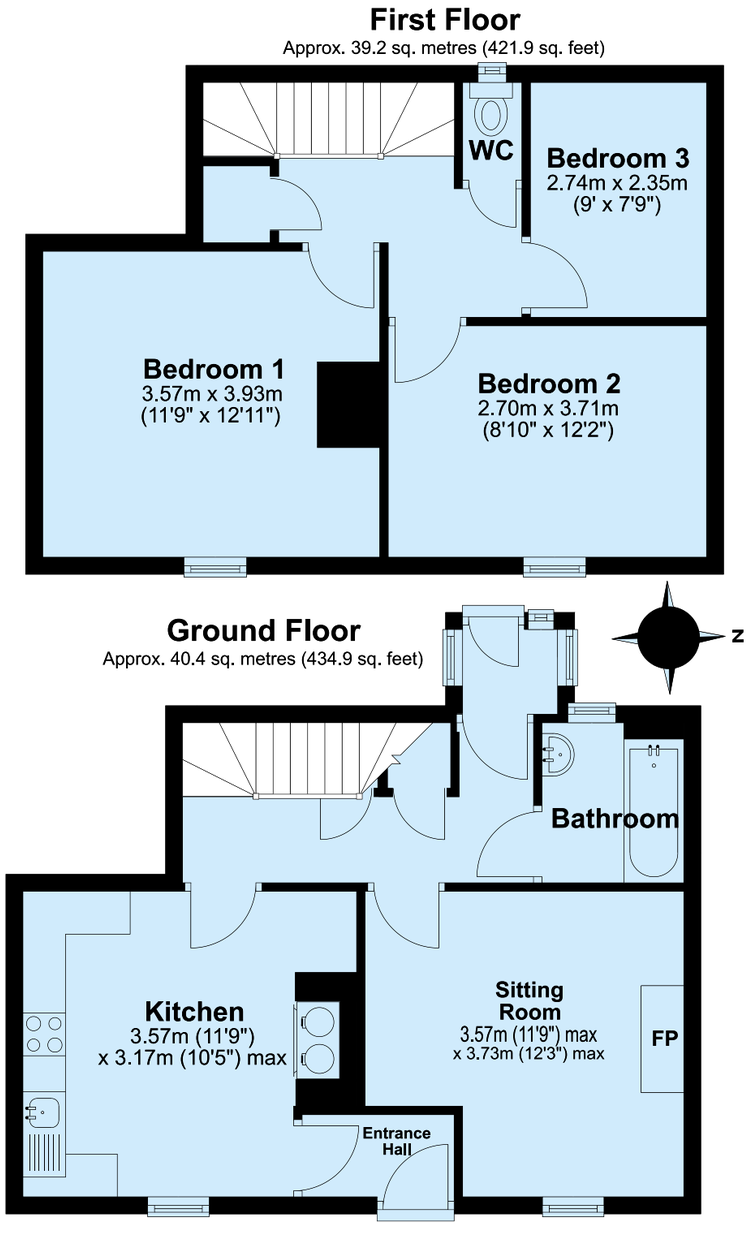
Viewing

Strictly by appointment with Marchand Petit, Modbury. Bespoke appointments outside normal office hours can be arranged with prior notice.





FLOOR PLAN







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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.