Bond Oxborough Phillips

Changing Lifestyles

Creagmohr
Dobles Lane
Holsworthy
Devon
EX22 6HN

Asking Price: £320,000 Freehold





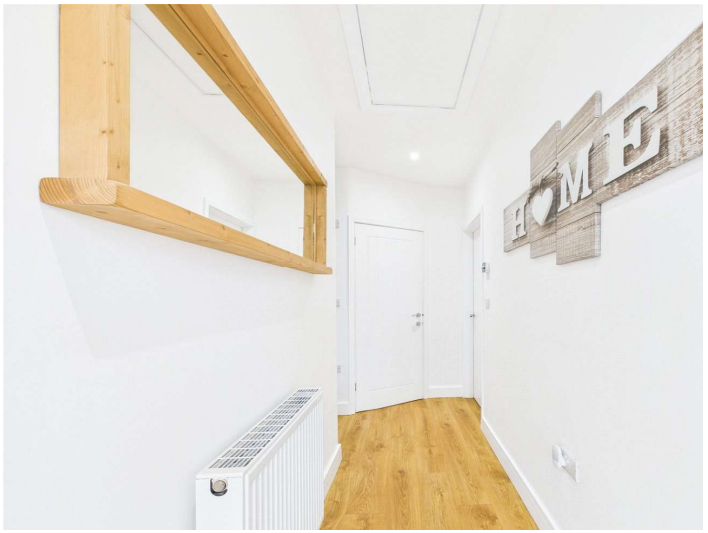


Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com

Creagmohr, Dobles Lane, Holsworthy, Devon, EX22 6HN

- BEAUTIFULLY PRESENTED 2 BEDROOM BUNGALOW
- SPACIOUS AND VERSATILE ACCOMODATION THROUGHOUT
- LARGE DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- GOOD DECORATIVE LEVEL THROUGHOUT
- CONVENIENT TOWN LOACTION
- WALKING DISTANCE TO AN ARRAY OF AMENITIES











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This immaculately presented two-bedroom detached bungalow offers spacious, versatile accommodation and is ideal for those seeking a comfortable, well-maintained home in a desirable location.

Upon arrival, you're welcomed by a generous porch – a practical space for everyday essentials such as coats, shoes, and bags. From here, an inner hallway leads you through the heart of the home and provides access to all principal rooms.

The cosy living room sits to the front of the property and is flooded with natural light thanks to a large bay window, creating a warm and inviting space for relaxing or entertaining.

Further along the hallway is a modern bathroom suite, complete with a low-flush W.C., wall-mounted hand basin, heated towel rail, and a shower-over-bath arrangement – all finished to a high standard.

The property features two well-proportioned double bedrooms, both offering ample space for additional furniture and storage solutions.

To the rear of the bungalow lies the true heart of the home – a stunning kitchen/diner. This light and airy space benefits from triple-aspect windows to the side and rear, along with French sliding doors opening out to the garden. The kitchen is fitted with high-spec Neff appliances including an induction hob with extractor, integrated double oven, plate warmer, and dishwasher. Quartz worktops over the island unit and stylish cabinetry complete this elegant, modern space.

Externally, the property continues to impress. A generous driveway provides off-road parking for multiple vehicles, while the garage – with power and lighting – offers fantastic potential as a workshop or additional storage.

The rear garden is fully enclosed and primarily laid to lawn, offering a safe space for families or pets. A gravelled patio area just outside the kitchen doors is perfect for alfresco dining, with wraparound access leading to a greenhouse and raised beds – ideal for those with green fingers.

The current owners have undertaken a comprehensive programme of renovation and refurbishment, including full rewiring, new plumbing and heating systems, a new boiler, and a rebuilt chimney. The result is a home that combines modern reliability and comfort with traditional charm meaning that this beautifully maintained home is ready to move into and must be viewed to fully appreciate all it has to offer.

Agent Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains water, electricity and drainage. Oil fired central heating.

EPC Rating - The current EPC Rating for the property is an 'E' (48) with potential to increase to a 'C' (80).

Council Tax Band - The Council Tax Band for the property is a 'D' (please note this council band may be subject to reassessment).

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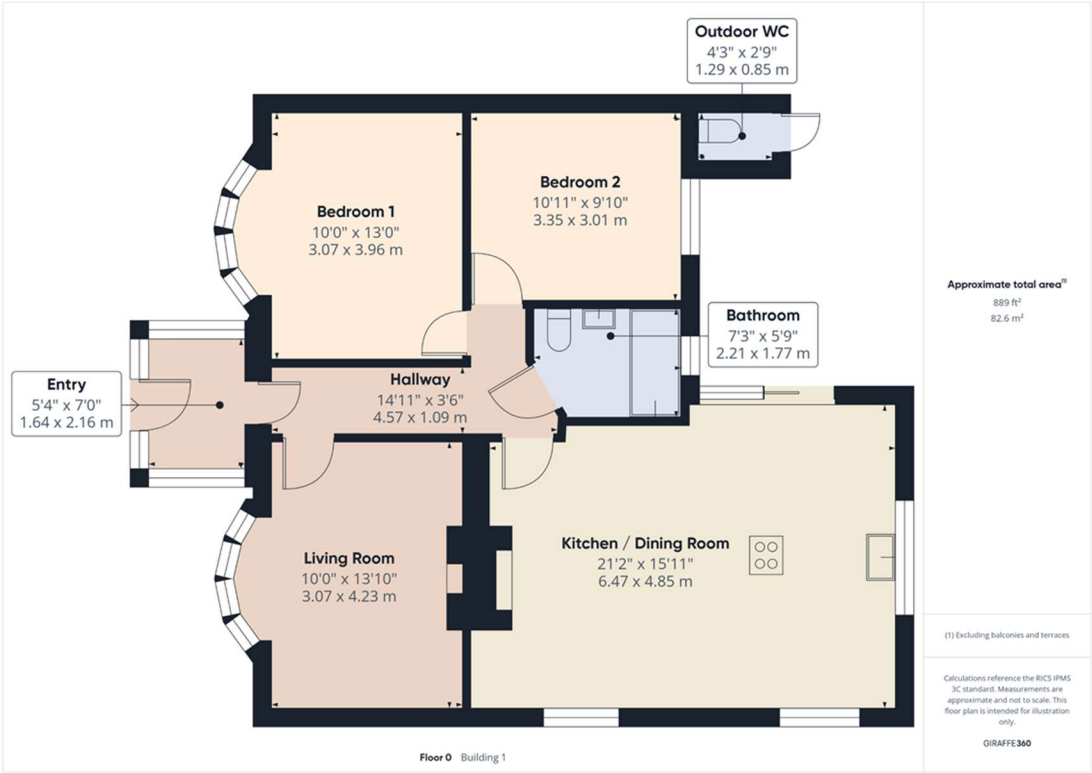
Area Information

Nestled in the heart of the beautiful Devon countryside, Holsworthy is a thriving market town offering a wonderful blend of rural charm and modern convenience. With a strong sense of community, excellent local amenities, and a weekly pannier market, Holsworthy is a popular choice for families, retirees, and those seeking a quieter pace of life without sacrificing connectivity.

The town benefits from a range of independent shops, cafes, a supermarket, healthcare facilities, and well-regarded schools. For outdoor enthusiasts, the nearby Ruby Country offers a network of scenic walking and cycling routes, while the stunning North Devon and Cornwall coastlines – including Bude and Widemouth Bay – are just a short drive away, perfect for beach days, surfing, or coastal walks.

Surrounding villages such as Bradworthy, Pyworthy, and Bridgerule each offer their own unique charm and community spirit, with traditional pubs, village halls, and picturesque countryside views.

With easy access to larger centres such as Bideford, Launceston, and Barnstaple, and good transport links via the A30 and A39, Holsworthy is ideally located for those seeking a peaceful lifestyle with the benefit of connectivity.



Directions

From Holsworthy proceed on the A388 Bideford road and on the edge of the town turn left, and then immediately right into Dobles Lane. Neston will then be found about 300 yards along this road on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

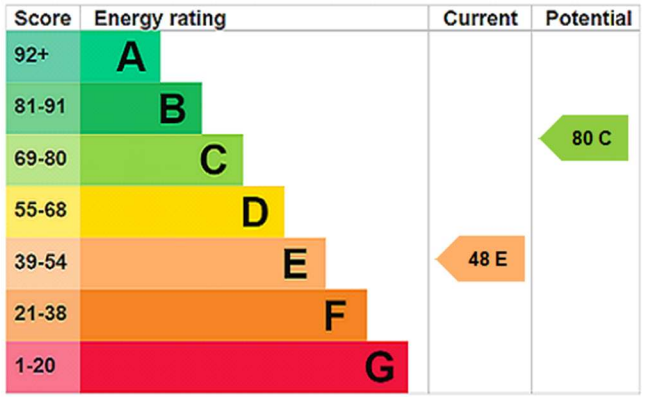
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

Albion House
4 High Street
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Devon
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Tel: 01409 254 238
Email: holsworthy@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

