

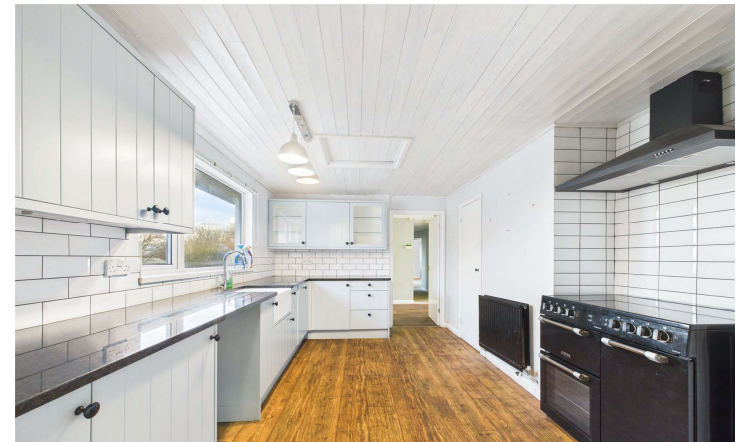


Bond
Oxborough
Phillips

Changing Lifestyles

Woodlands
Brandis Corner
Holsworthy
Devon
EX22 7YQ

Fixed Price: £450,000 Freehold



Changing Lifestyles

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holsworthy@bopproperty.com

Woodlands, Brandis Corner, Holsworthy, Devon, EX22 7YQ



- SUBSTANTIAL 5 BEDROOM BUNGALOW
- 2 ENSUITES
- WOULD BE BENEFIT FROM SOME RENOVATION
- NO IMMEDIATE NEIGHBOURS
- APPROXIMATELY 1.83 ACRES OF LAND
- FORMAL GARDENS
- Paddock
- YARD WITH A RANGE OF OUTBUILDINGS INCLUDING STABLES
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: TBC



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Overview

An exceptionally spacious detached bungalow set within approximately 1.83 acres of gardens and grounds, including a large barn, stables, yard and paddock. The property offers generous and versatile accommodation comprising five bedrooms, multiple reception areas and the potential to create self-contained accommodation, subject to the necessary consents.

Originally constructed around 1960 of part Woolaway construction, the bungalow has benefited from substantial cavity-built extensions added circa 2010/2011. The well-proportioned layout is thoughtfully designed and configured to provide excellent wheelchair access throughout, making it both practical and adaptable. With five bedrooms, two of which benefit from en-suite facilities, the accommodation offers flexibility and presents an opportunity to divide the property into a main residence and annexe, subject to consent—ideal for multi-generational living or as a substantial family home.

A concrete yard which leads to an impressive modern agricultural barn with adjoining storage/workshop space and stabling. The grounds include large, level gardens and a paddock, providing excellent potential for smallholding or equestrian use. The property enjoys a particularly attractive setting, adjoining open farmland to the rear and bordered by mature woodland to the front, offering privacy and a semi-rural outlook.

Internally, a spacious L-shaped living and dining room is positioned to the front of the property and features an attractive fireplace with open fire. The recently installed and well-presented kitchen is fitted with a comprehensive range of base and wall units with granite work surfaces, a built-in shelved pantry, and a recessed area housing a range-style cooker (available by separate negotiation).

The principal bedroom is a generously proportioned room with two front-facing windows, an en-suite wet room, and its own entrance hallway. This area is considered to offer potential for conversion into a self-contained annexe, subject to the necessary approvals. Bedroom two enjoys an attractive rural aspect to the rear and also benefits from an en-suite. Three further spacious double bedrooms are served by two family bathrooms. A large conservatory provides additional living space with views over the rear gardens.

Overall, this highly versatile property will appeal to purchasers seeking a smallholding, or a secluded rural lifestyle with no immediate neighbours. EPC E

Location

The property is conveniently accessed along the A3072 and is within some 4 miles of the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. It is only about a mile from the small hamlet of Brandis Corner with its pub, The Bickford Arms is approximately 1/4 mile. The village of Halwill Junction is approximately 3 miles and offers a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Hairdressers etc. Bude on the North Cornish coast is some 14 miles, whilst Okehampton, the gateway to Dartmoor is some 16 miles. The Cathedral and University City of Exeter is some 36 miles. Good access onto the a30 which is approximately 12 miles away leading onwards onto the M5.

Services - Mains Electricity and Water. Private Drainage. Oil fired central heating

Outside - The property is approached from the lane through wide double gates, providing excellent access for

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lorries, tractors, and other large vehicles. A tarmac driveway extends along the front of the bungalow to a generous parking and turning area, offering ample space for multiple vehicles and enhanced by exterior lighting. A useful store with power and lighting is ideal for freezers or general storage. The driveway continues to a substantial yard and range of outbuildings beyond.

To the front of the bungalow lies a large, level lawn bordered by Forestry Commission woodland, creating a peaceful and private setting, complemented by an attractive rockery and mature willow tree. The externally mounted Worcester Greenstar condensing boiler is discreetly positioned. To the rear, a spacious lawned garden features an apple tree, while a tarmac pathway surrounds the bungalow and includes a concrete ramp leading to the conservatory.

A vegetable garden, comprises eight raised beds with gravelled pathways, alongside a large greenhouse measuring 18'9" x 10" and an additional smaller timber and glazed greenhouse. A garden pond and external water supply further enhance the outdoor space.

Beyond the gardens is a paddock enclosed by mature trees and post-and-rail fencing, making it ideal for grazing a pony or sheep. At the end of the driveway, a steel gate opens into a large concrete yard with stables offering two 10x10 loose boxes and hay store/ tack room, mobile stable block with three 12 x 12' boxes, an adjoining store, ideal for hay or use as a tack room.

The property also benefits from a substantial steel-framed agricultural barn measuring approximately 30' x 25', constructed with steel sectional walls, a concrete base, power and lighting, large sliding doors allowing access for lorries, tractors, or other large vehicles, and a separate pedestrian entrance. This versatile building offers excellent potential for storage, workshop use, or conversion to further stabling if required. Adjacent to the barn is a further workshop and store with an adjoining aviary, all with power and lighting connected.

Agents 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.

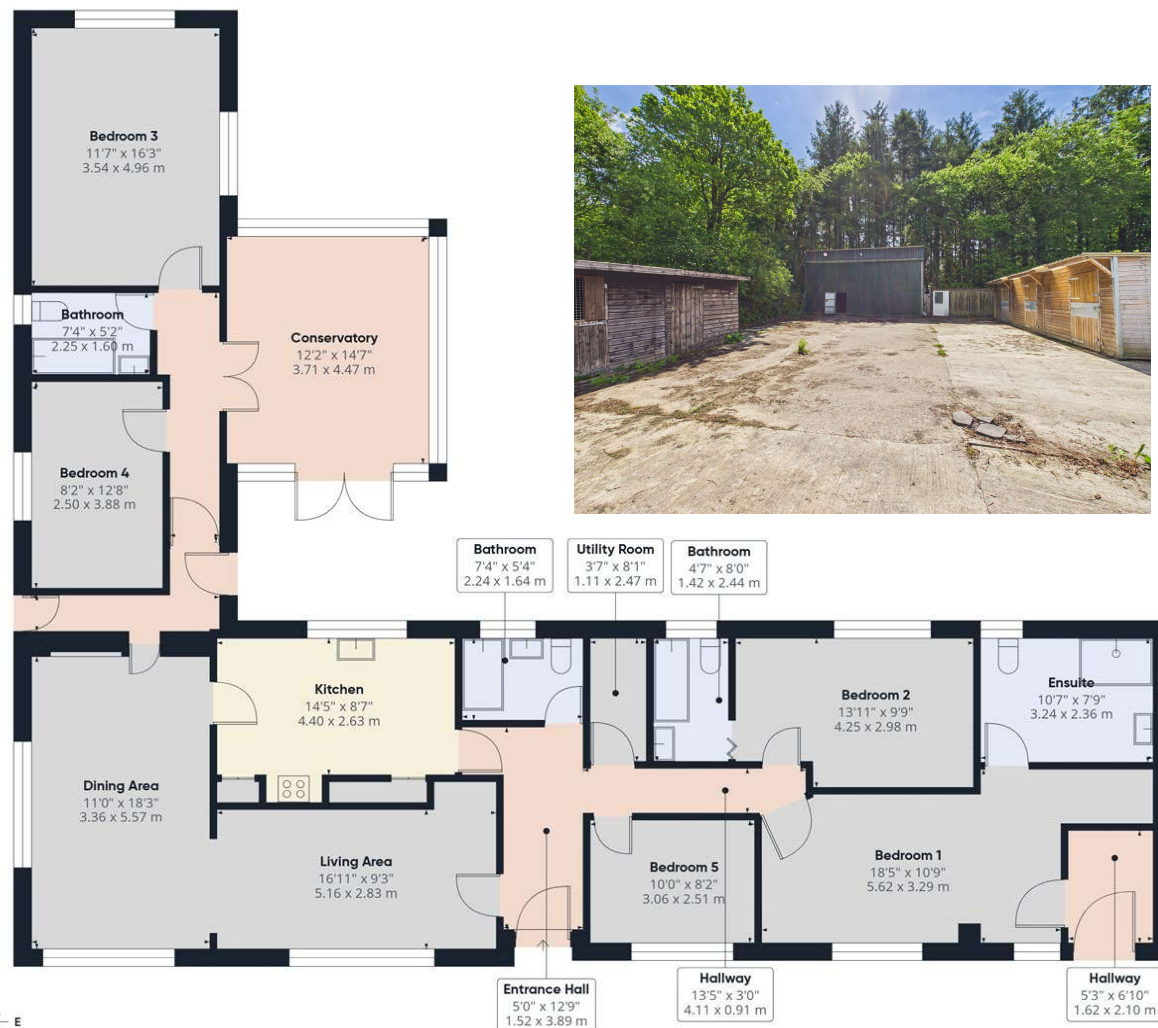
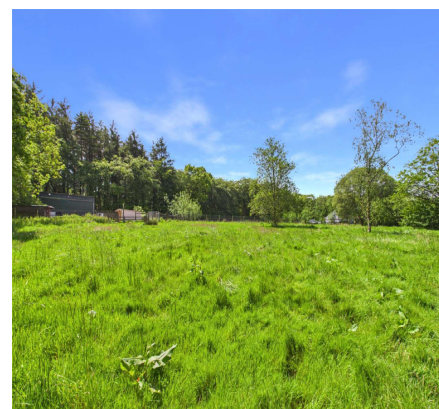


Land Plan



Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4 miles, and upon reaching Dunsland Cross turn left, proceed down the lane for a short distance whereupon the property will be found on the right hand side.



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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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