Bond Oxborough Phillips

Changing Lifestyles

Woodhayes
Halwill Junction
Beaworthy
Devon
EX21 5XU

Asking Price: £665,000 Freehold

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Woodhayes, Halwill Junction, Beaworthy, Devon, EX21 5XU

- 5 BEDROOMS
- 3 ENSUITE
- 2 RECEPTION ROOMS
- SPACIOUS FAMILY HOME OF APPROXIMATELY 228 SQ METERS
- RECENTLY EXTENDED AND COMPREHENSIVELY RENOVATED
- LARGE GARDENS OF APPROXIMATELY 1/3 ACRE
- GATED DRIVEWAY PROVIDING EXTENSIVE OFF ROAD PARKING
- DETACHED HOBBIES ROOM AND WORKSHOP
- SUPERB COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- EPC: TBC
- Council Tax Band: C

Location

Perfectly located along a council maintained "no through" road the property enjoys a lovely country ambience but is literally within a few minutes' walk of the village centre. Halwill Junction has a good range of traditional amenities including Primary School, popular Pub, News Agents, General Stores, Post Office, Fish & Chip Shop, Hairdressers, thriving Village Hall, All weather Pitch and regular bus service to Exeter. For those wishing to travel further a field Okehampton is some 12 miles from where the A230 dual carriageway provides a good link to the cathedral city of Exeter with its intercity rail connections and the M5. The bustling market town of Holsworthy with its Waitrose Supermarket is about 8 miles and Bude on the North Cornish Coast some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe horse riding, cycling and walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away for the keen fisherman.

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Overview:

Situated in a prime position within the sought-after village of Halwill, offering a convenient range of local amenities and excellent transport links, this impressive detached residence provides beautifully presented and exceptionally spacious accommodation.

Originally constructed as a bungalow in 1976, the property has since been significantly extended and comprehensively renovated to an exceptional standard, with the most recent works only recently completed. The accommodation is arranged over two floors and extends to approximately 228 sq m (2,454 sq ft) of internal living space.

At the heart of the home is a superb open-plan kitchen, dining and living area, designed to create a light-filled and sociable living space. The contemporary kitchen features acrylic stone worktops, high-quality cabinetry and a range of integrated appliances. The room offers ample space for both dining and seating areas, with bi-fold doors opening onto the terrace and enjoying delightful views across the surrounding countryside. A separate reception room provides a more intimate and cosy sitting area, with French doors leading out to the rear garden.

Supporting the kitchen is a practical utility and drying room, together with a separate WC. The ground floor also hosts an impressive bedroom suite positioned at the rear of the property, complete with a dressing room and en-suite shower room. Two further well-proportioned bedrooms and a stylish family bathroom complete the ground floor accommodation.

The first floor features a spacious principal bedroom suite with its own dressing room and en-suite bathroom, along with an additional generous double bedroom benefitting from an en-suite shower room.

The property occupies a generous plot of approximately one-third of an acre, approached via a gated driveway providing extensive off-road parking. The gardens are well-sized and complemented by a spacious seating terrace, ideal for outdoor entertaining while enjoying the surrounding rural outlook. An outbuilding further enhances the property, providing a well-equipped hobbies room together with a useful workshop.

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Services - Mains electricity and water. Oil fired central heating with under floor heating throughout the ground floor, private drainage.

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.

Please note, the go kennels will be removed before completion of sale.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for 4 miles and upon reaching the mini-roundabout in the centre of Halwill Junction, turn left signed Black Torrington. Follow this road for about 100 yards and then turn right just before the Junction Inn into Dreybury Lane. Follow this road for a short distance and the property will be found on the right hand side with a Bond Oxborough Phillips "For Sale " notice clearly displayed.

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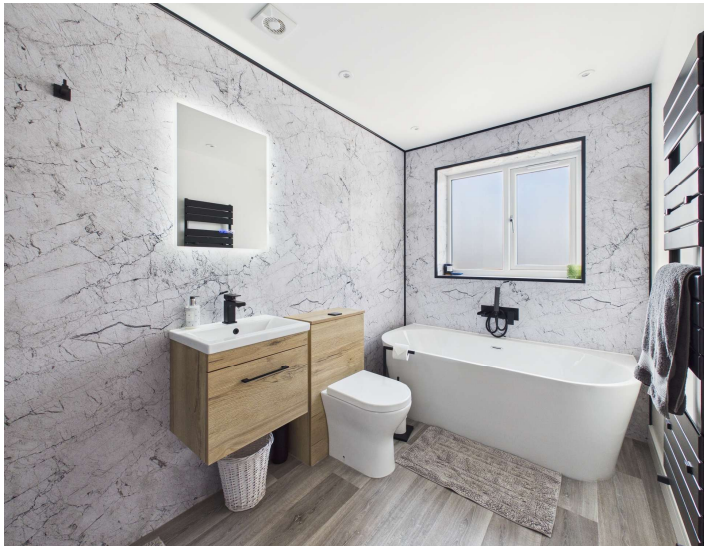

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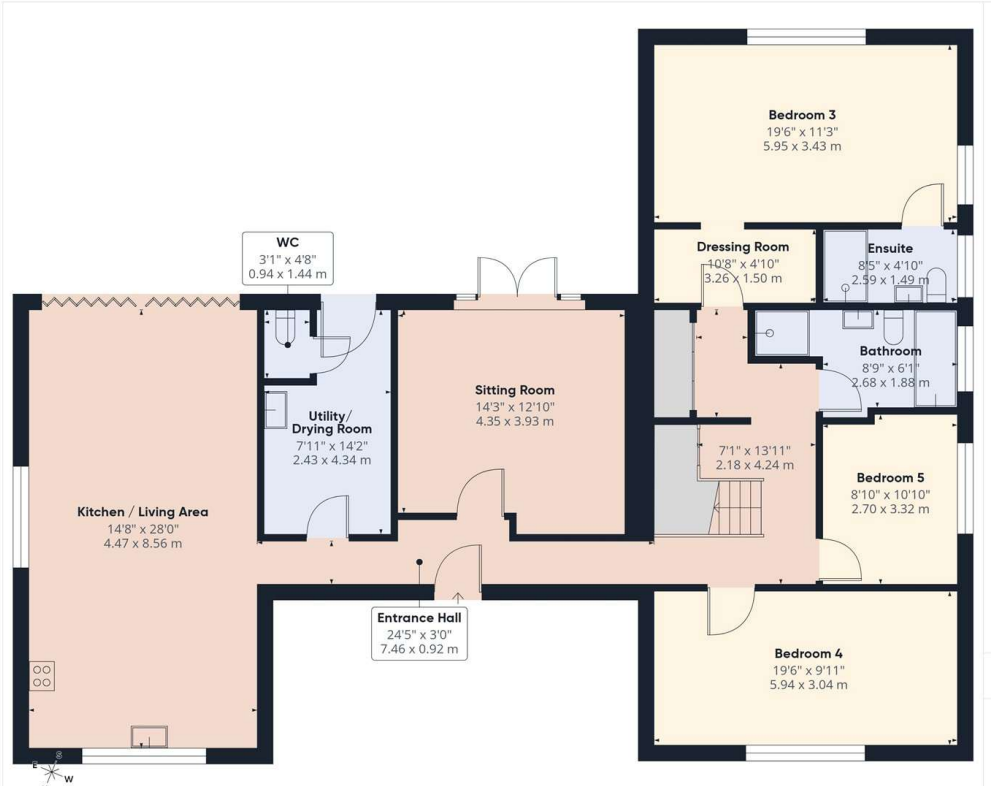
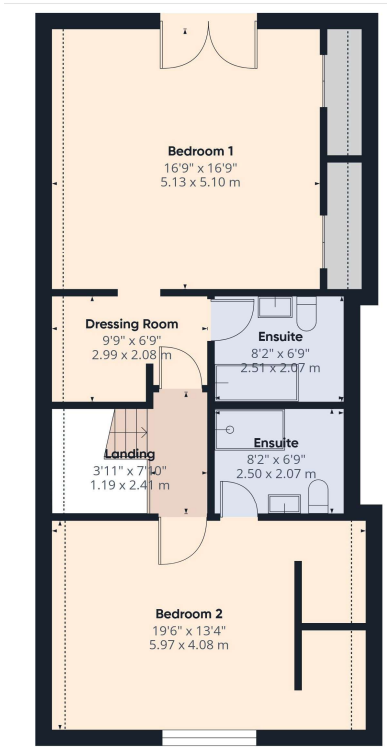
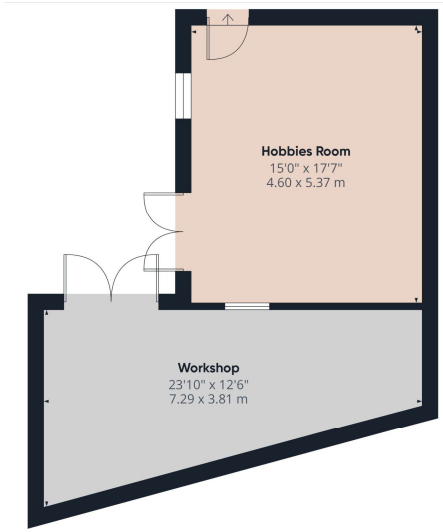
Floorplan





Outbuilding



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.

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 able 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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