



Bond
Oxborough
Phillips

Changing Lifestyles

Barn Owl Cottage
Halwill
Beaworthy
Devon
EX21 5UH

Asking Price: £220,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Barn Owl Cottage, Halwill, Beaworthy, Devon, EX21 5UH



- BARN CONVERSION
- BOASTING MANY CHARACTER FEATURES
- BEAUTIFULLY RENOVATED THROUGHOUT
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- 2 ENSUITES
- ENCLOSED FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR 2 VEHICLES
- SINGLE GARAGE
- QUIET HAMLET LOCATION
- LOVELY CHURCH VIEWS
- AVAILABLE WITH NO ONWARD CHAIN



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Overview

Available with no onward chain!

Bond Oxborough Phillips are delighted to present Barn Owl Cottage, a beautifully renovated two-bedroom barn conversion, offering an exceptional blend of period charm and contemporary living. Having recently undergone an extensive programme of modernisation, including the installation of new double-glazed windows throughout, this stunning home is ready to move straight into while retaining the character and warmth expected of a traditional barn conversion.

Stepping inside, you are welcomed by a practical entrance hallway, providing the perfect space for coats, shoes and everyday essentials. To the right, the inviting living room is full of character, with attractive original features and a front-facing window that fills the room with natural light, creating a warm and relaxing space to unwind.

To the left, the recently refurbished kitchen has been thoughtfully designed with both style and functionality in mind. Offering an excellent range of storage and worktop space, it also benefits from integrated appliances including a fridge/freezer, oven, electric hob and extractor hood. Completing the ground floor is a separate dining room, ideal for family meals or entertaining guests. French doors open directly onto the enclosed rear garden, seamlessly connecting the indoor and outdoor spaces, while a useful understairs cupboard provides additional storage.

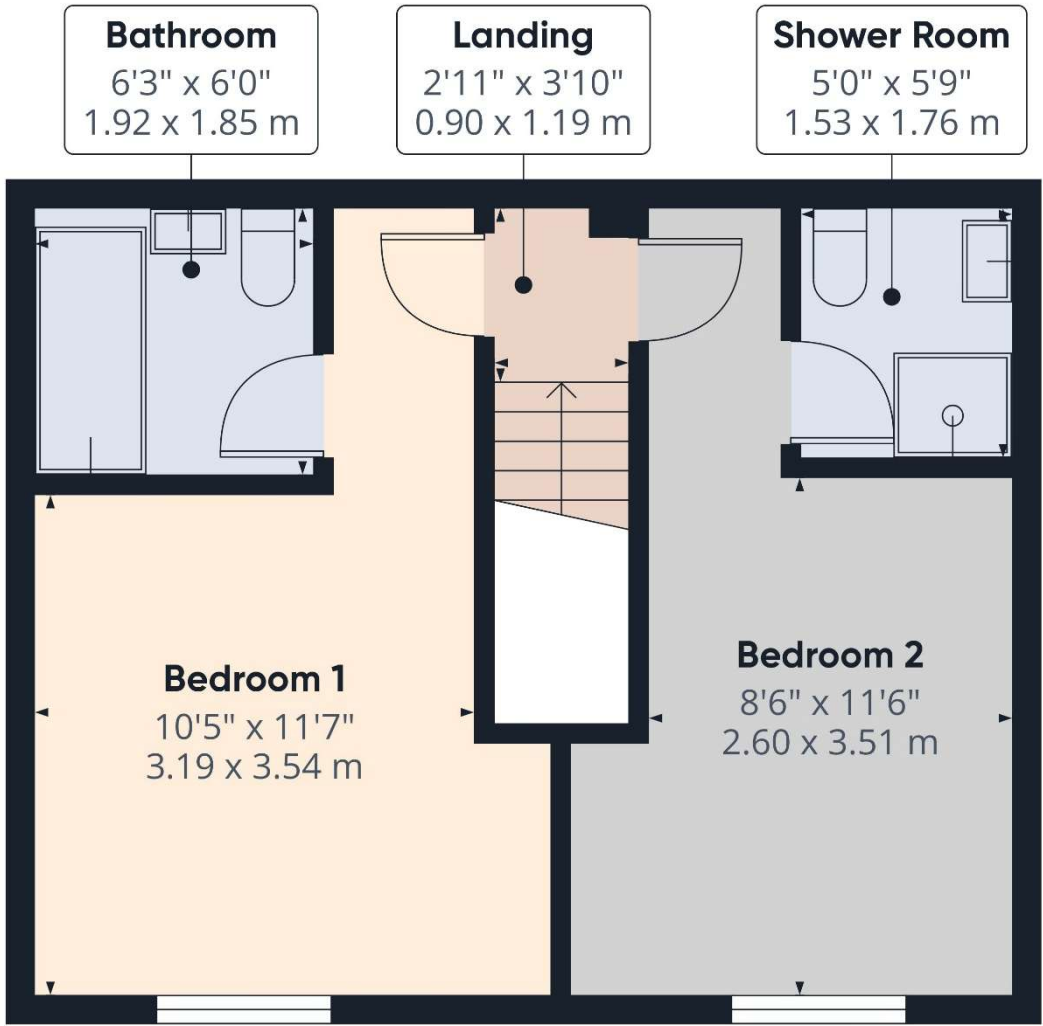
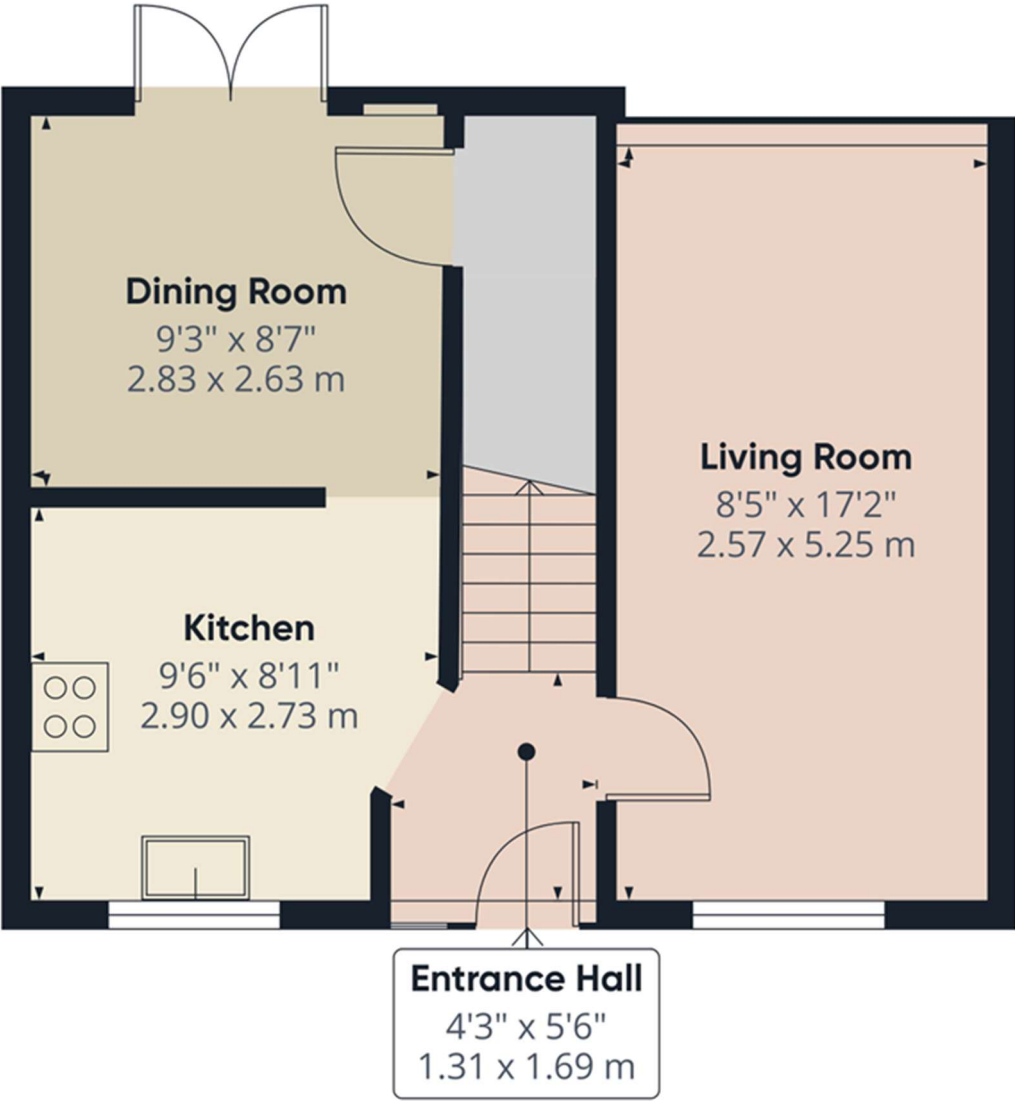
The first floor offers two generous double bedrooms, each benefitting from its own en-suite shower/bathroom, making the property equally suited to families, guests or those seeking holiday let potential. The principal en-suite comprises a bath with drench shower over, low-level WC and a vanity unit with inset wash basin. Both en-suites are enhanced by Velux windows, allowing natural light to flood the rooms.

Outside, the property enjoys beautifully landscaped gardens to both the front and rear. The enclosed rear garden has been designed for ease of maintenance and provides a wonderful space for al fresco dining, summer entertaining or simply relaxing while enjoying delightful views towards the nearby church. To the front, the garden features a selection of raised beds, perfect for keen gardeners, together with a paved seating area that could also accommodate a greenhouse.

Further benefits include a garage and two off-road parking spaces.

Occupying a desirable village setting, Barn Owl Cottage is perfectly positioned to enjoy the surrounding countryside, with an abundance of scenic walks and footpaths right on the doorstep. Whether you're looking for leisurely evening strolls, dog walks or more adventurous countryside rambles, the location offers an enviable outdoor lifestyle while still providing excellent access to nearby amenities.

This exceptional home is perfectly suited to a wide range of buyers, whether as a permanent residence, lock-up-and-leave retreat or investment opportunity. Combining high-quality modern improvements with timeless character and an idyllic setting, Barn Owl Cottage offers a rare opportunity to acquire a truly special home.



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Area Information

Holsworthy and Okehampton offers a desirable blend of countryside living with convenient access to nearby towns and transport links.

Halwill Junction is a small, well-positioned village set along the A3079, providing easy road connections between Holsworthy and Okehampton. Surrounded by open countryside and close to the edge of Dartmoor, it is particularly appealing to those seeking a quieter lifestyle while remaining within reach of everyday amenities.

Holsworthy, located approximately 7 miles to the west, is a traditional market town offering a range of local shops, supermarkets, schools and leisure facilities, serving as a key hub for the surrounding rural communities.

Okehampton, around 11 miles to the east, provides a more extensive range of amenities, including larger supermarkets, schooling and recreational facilities, as well as direct access to the A30 dual carriageway. This key route offers excellent connectivity to Exeter and the M5 motorway, making the area well suited for commuters.

Directions

From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Proceed along this road for approximately 4 miles and then turn right signposted Halwill 1 mile. After approximately 0.7 miles, turn right onto Church Lane. Shortly after, you will take another right turn where you will then find Barn Owl Cottage in front.

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.

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.

Agent Notes - There is a right of way through the front garden for the neighbouring property to access their residence. The neighbours do also have separate access.

EPC - The EPC rating is currently a D (67) with potential to increase to a B (81)

Please note, that since the EPC was last carried out on the property, it has had new double-glazed windows and doors fitted.

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

Services - Mains water and electricity. Oil fired central heating with an external boiler. Shared sewage works system plus pumping station (which does connect to mains)

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

Albion House
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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
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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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