



Bond
Oxborough
Phillips

Changing Lifestyles

1A Borobreach
Halwill Junction
Beaworthy
Devon
EX21 5UB

Asking Price: £400,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

1A Borobreach, Halwill Junction, Beaworthy, Devon, EX21 5UB



- NO ONWARD CHAIN
- RECENTLY BUILT
- DETACHED HOUSE
- 4 BEDROOMS, ONE WITH ENSUITE
- AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN WITH SUMMER HOUSE
- SOUGHT AFTER LOCATION
- EPC "B"
- COUNCIL TAX BAND "D"



Overview

Offered to the market with no onward chain, this beautifully presented four-bedroom detached home was completed just last year and offers contemporary, open-plan living in a desirable residential location, Halwill Junction.

The property is approached via a generous driveway providing ample off-road parking. Upon entering, a welcoming entrance hall leads to a convenient ground floor WC and a stylish, modern fitted kitchen which flows seamlessly into the dining area, creating an ideal space for both family life and entertaining. The spacious living room benefits from a feature skylight, flooding the room with natural light, along with patio doors opening onto the rear outside space. Completing the ground floor is a versatile fourth bedroom, which could equally serve as a study, playroom or additional reception room to suit a variety of lifestyles.

To the first floor, the impressive master bedroom enjoys the added luxury of an en-suite shower room, whilst two further well-proportioned double bedrooms are served by a contemporary family bathroom.



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Externally, the enclosed rear garden has been thoughtfully arranged, featuring a patio seating area directly accessed from the lounge, leading onto a well-maintained lawn. At the far end of the garden is an attractive pond, together with a summer house and a substantial garden shed, providing excellent outdoor storage and additional space.

Combining modern accommodation with flexible living space and being offered with no onward chain, this superb family home presents an excellent opportunity for buyers seeking a property ready to move straight into.



Situation

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 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 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.



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Hallway - 11'9" x 4'1" (3.58m x 1.24m)

Bathroom - 7'11" x 5'11" (2.41m x 1.8m)

Kitchen - 12'8" x 11'7" (3.86m x 3.53m)

WC - 7'5" x 2'9" (2.26m x 0.84m)

Dining Room - 14'11" x 9'8" (4.55m x 2.95m)

Summer House - 11'9" x 8'7" (3.58m x 2.62m)

Living Room - 23'5" x 14'6" (7.14m x 4.42m)

Shed - 10'3" x 8'10" (3.12m x 2.7m)

Bedroom 1 - 12' x 11'4" (3.66m x 3.45m)

EPC - EPC rating B (84) with the potential to be A (108). Valid until March 2034.

Ensuite - 8'8" x 7'5" (2.64m x 2.26m)

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

Bedroom 2 - 11'6" x 10'4" (3.5m x 3.15m)

Services - Mains water, electric and drainage. Air source heat pump central heating

Bedroom 3 - 10'3" x 8'7" (3.12m x 2.62m)

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to

Bedroom 4 / Study - 10'4" x 10'3" (3.15m x 3.12m)

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 Note - This property has right of way across the entrance of the driveway, which is owned by the neighbour.

Agent Note - There was a 10 year warranty by Protek which was issued in mid April 2025.



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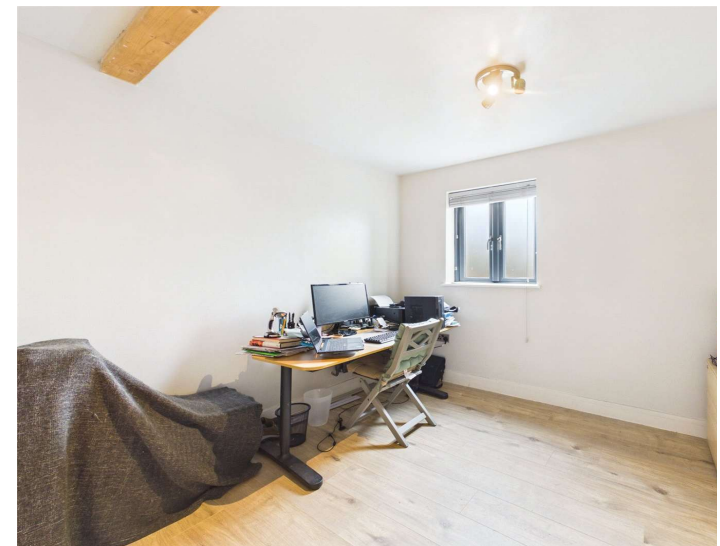
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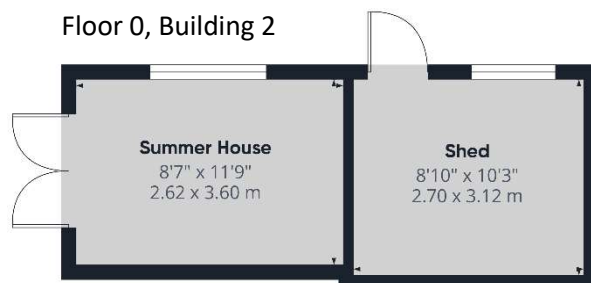
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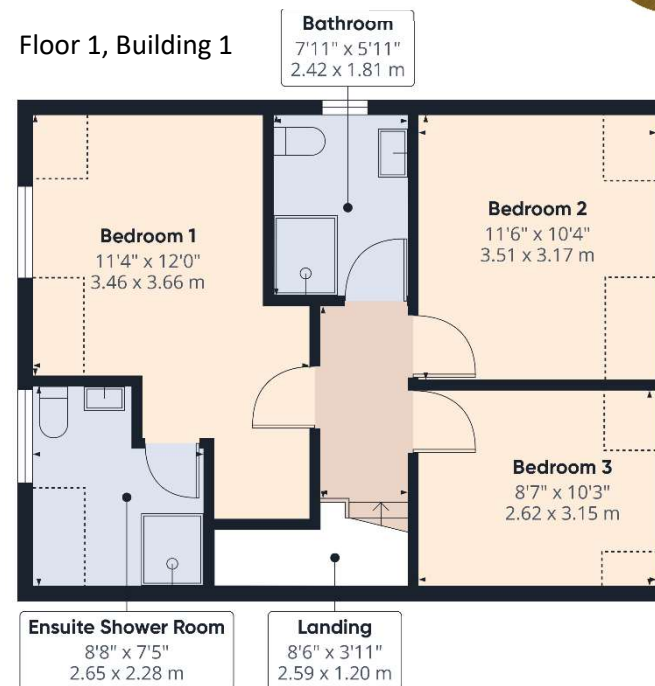
Floor 0, Building 1



Floor 0, Building 2



Floor 1, Building 1



Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and you will reach the village of Halwill. Continue through the village for a short distance and the entrance to 1A Borobreach will be found on the left hand side with a for sale sign 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 & 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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We are here to help you find and buy your new home...

Albion House

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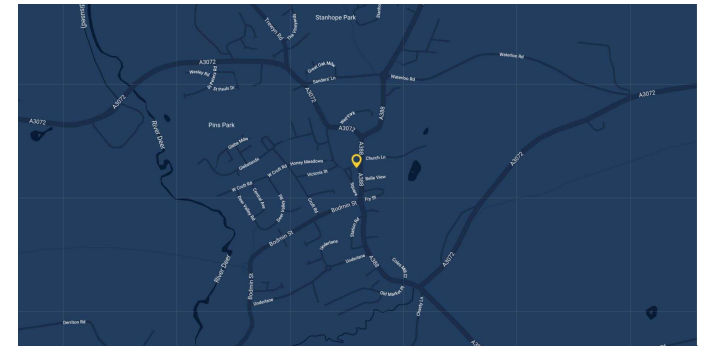
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If you are considering selling or letting your home,
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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