



Bond
Oxborough
Phillips
Changing Lifestyles

Meadow Park
St. Giles-on-the-Heath
Devon
PL15 9SQ

Asking Price: £375,000 Freehold



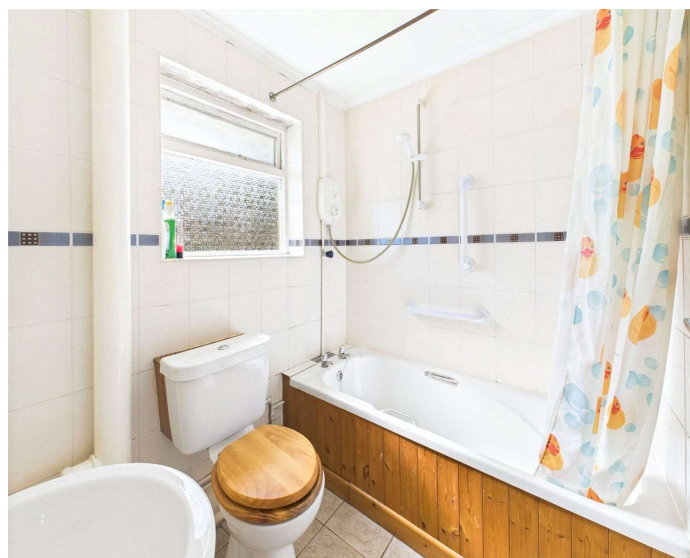
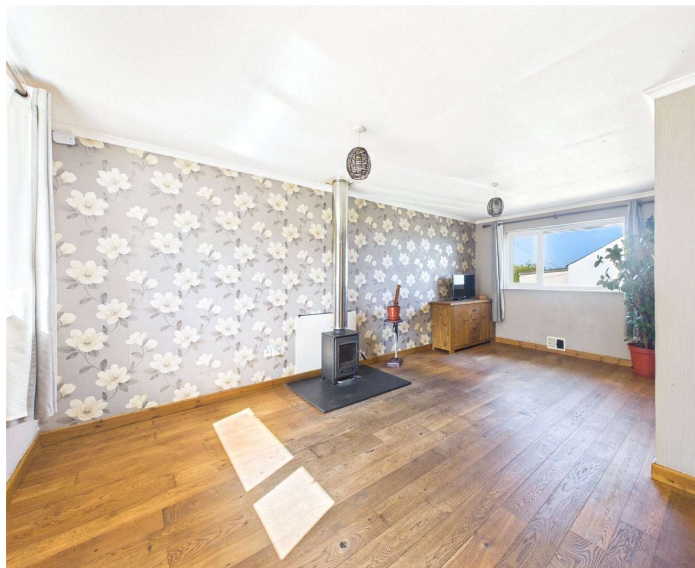
Changing Lifestyles

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holsworthy@bopproperty.com

Meadow Park, St. Giles-on-the-Heath, Devon, PL15 9SQ



- DETACHED 2 BEDROOM BUNGALOW
- IDEAL FOR SMALLHOLDING OR EQUESTRIAN USE
- JUST UNDER 2 ACRES
- GENEROUS GARDENS AND PASTURE Paddock
- GREAT POTENTIAL TO MODERNISE AND EXTEND
- OUTDOOR STORE AND LARGE WORKSHOP
- STUNNING COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: C



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Overview

A rare and exciting opportunity to acquire an idyllic rural smallholding, occupying a glorious countryside setting with far-reaching views across rolling farmland towards the majestic backdrop of Dartmoor. Set within just under two acres, this detached two-bedroom bungalow offers an increasingly scarce chance to embrace a peaceful country lifestyle, whilst enjoying the convenience of a central position between the historic market town of Holsworthy and the ancient capital of Cornwall, Launceston.

Approached via a shared private lane from the parish road, the property enjoys an enviable sense of privacy and tranquillity. The accommodation is complemented by generous lawned gardens, extensive off-road parking, a substantial workshop, and a useful outdoor store. Beyond, a gently sloping pasture paddock provides excellent grazing, making the property perfectly suited to those with equestrian interests, livestock, or aspirations of creating a manageable smallholding.

Offering tremendous scope for sympathetic modernisation and, subject to the necessary consents, further extension, the bungalow presents purchasers with the opportunity to create a truly exceptional countryside home tailored to their own requirements. Properties of this nature, combining acreage, outstanding rural views, practical outbuildings and excellent accessibility to both Devon and Cornwall, rarely become available within this price range, making this an exceptional lifestyle opportunity.

EPC Rating: E. Council Tax Band: C.

Location

Tucked away and approached via a shared private lane, yet conveniently close to the main Holsworthy–Launceston route, this property enjoys a tranquil rural setting near the welcoming village of St Giles on the Heath. The village provides a range of local amenities including a Post Office/General Stores, pub, primary school, village hall, and recreational spaces for all ages. Just 4 miles away, the historic town of Launceston—Cornwall's ancient capital—offers an excellent selection of shops, schools, and services, along with access to the A30 for rapid connections to Okehampton, Exeter, and beyond. Approximately 9 miles to the north lies the bustling market town of Holsworthy, home to a Waitrose supermarket, sports hall, swimming pool, golf course, and library. For coastal pursuits, the popular seaside resort of Bude is around 18 miles away, famed for its sandy beaches and breathtaking Atlantic scenery. This location strikes the perfect balance between peaceful countryside living and convenient access to well-connected towns and lifestyle amenities.

Services - Mains electricity. Private drainage

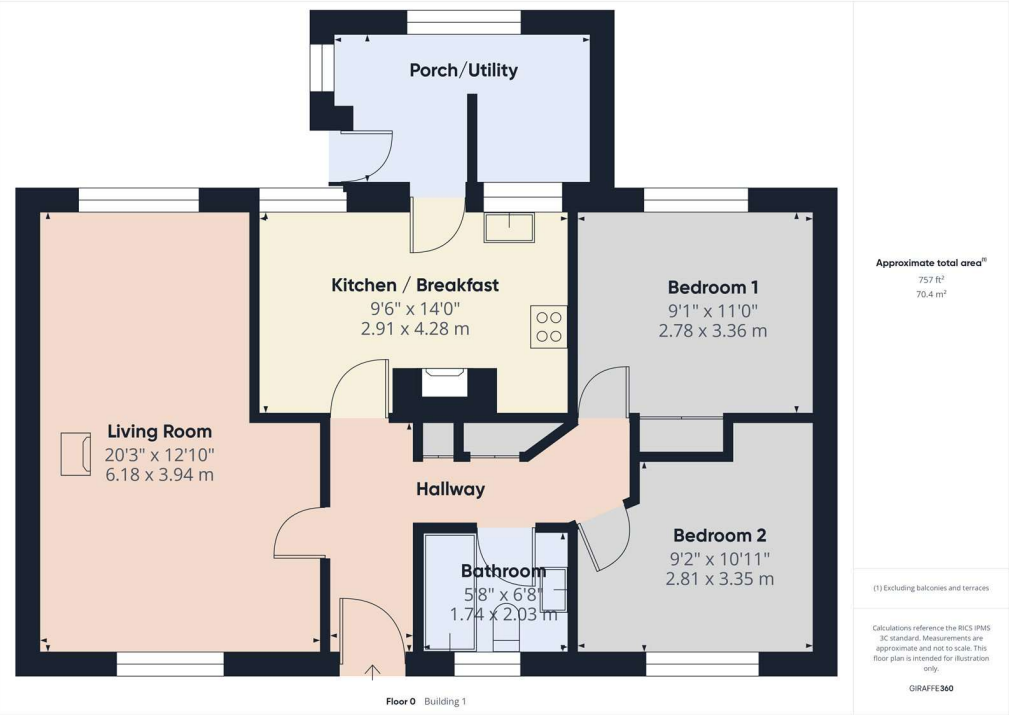
Agents Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.



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Floorplan



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.

Directions

From Holsworthy proceed on the A388 towards Launceston for just over 8 miles and look out for a turning on the left hand side to East Panson. Turn left along this Parish Road whereupon the entrance lane leading to property will be found within a short distance on the right hand. Proceed up the lane and Meadow Park will be found on the right hand side

What3words - ///remit.scouts.buckling



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