



Bond
Oxborough
Phillips

Changing Lifestyles

Old Oaks
Germansweek
Beaworthy
Devon
EX21 5AQ

Asking Price: £525,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

- CHARACTER FILLED DETACHED BARN CONVERSION
- DETACHED DOUBLE GARAGE
- PICTURESQUE COUNTRYSIDE VIEWS
- GARDENS EXTENDING TO 2/3 OF AN ACRE
- AMPLE OFF-ROAD PARKING
- RURAL RESIDENCE
- 4 BEDROOMS (2 ENSUITES)



Overview

Old Oaks is a charming and characterful country cottage, peacefully situated within the beautiful Devon countryside. The property offers a warm and welcoming blend of traditional character and comfortable, practical accommodation, making it an ideal home for those seeking a quieter rural lifestyle.

Throughout the cottage, a wealth of traditional features and natural materials create a genuine country atmosphere. Exposed timber beams, wooden doors and joinery, together with softly coloured interiors, give the property a warm and homely feel, whilst the good levels of natural light create a pleasant sense of space. The spacious layout offers flexibility for family and friends or home working.

The kitchen dining area has enough room for the whole family, with views of the surrounding landscape. The spacious living room is the heart of the home perfect for relaxing by the woodburner in the cozy seasons.

Proceeding to the first floor, Old Oaks continues to impress, offering four well-proportioned bedrooms, two of which benefit from their own en-suite facilities. A well-appointed family bathroom completes the first-floor accommodation, providing practicality for both family living and visiting guests.

Externally, Old Oaks truly comes into its own. The property occupies an impressive plot extending to approximately two thirds of an acre, enjoying far-reaching views across the surrounding countryside and providing a wonderful sense of privacy and tranquillity. The predominantly lawned gardens offer an excellent degree of versatility, whether for entertaining, recreation or simply enjoying the peaceful rural surroundings.

Further enhancing the outside space is a useful set of stables, currently utilised for storage, offering excellent potential for a variety of uses. An ample area of off-road parking, together with a substantial double garage, provides excellent practicality and ample provision for vehicles, equipment and storage.

A viewing is highly recommended to fully appreciate the wonderful rural setting, generous grounds and considerable scope that Old Oaks has to offer.

Old Oaks, Germansweek, Beaworthy, Devon, EX21 5AQ



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Old Oaks, Germansweek, Beaworthy, Devon, EX21 5AQ



Area Information

Old Oaks is situated in a highly desirable, peaceful rural position in the Devon countryside near Germansweek, Beaworthy, approximately 10 miles from the market town of Holsworthy. Whilst enjoying a tranquil countryside setting it remains within easy reach of the amenities and facilities available in surrounding areas offering an appealing balance of rural seclusion and convenience.

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.

EPC Rating - The EPC rating is TBC.

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

Services - Mains Electric. Private drainage via a septic tank. Private Bore Hole water. Oil fired central heating.

Directions

From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Continue through/around Halwill Junction then follow local roads towards Beaworthy/Old Oaks. The journey is roughly 10 miles, taking approximately a 20 minute drive.

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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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

Have a property to sell or let?

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
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

