



Bond
Oxborough
Phillips

Changing Lifestyles

8 Belle Vue Close
Holsworthy
Devon
EX22 6EN

Asking Price: £165,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

8 Belle Vue Close, Holsworthy, Devon, EX22 6EN



- Individual stone-built home
- Beautifully presented throughout
- open-plan kitchen/living/dining room
- Vaulted ceilings with exposed beams
- Modern fitted kitchen with integrated appliances
- Generous double bedroom
- Contemporary bathroom
- Enclosed low-maintenance garden
- Large timber storage shed
- Off-road parking
- Characterful stone and brick elevations
- Convenient for Holsworthy town centre
- EPC: E
- Council Tax Band: B



Changing Lifestyles

01288 355 066
bude@bopproperty.com

8 Belle Vue Close, Holsworthy, Devon, EX22 6EN

8 Belle Vue Close is an attractive and individual stone-built home, offering beautifully presented accommodation that successfully combines character features with a modern finish. The property is conveniently positioned within easy reach of Holsworthy town centre and would suit a range of buyers looking for a stylish, low-maintenance home.

A real highlight is the impressive open-plan kitchen, dining and living space. The room benefits from a vaulted ceiling with exposed beams and roof lights, creating a bright and airy feel throughout. The contemporary kitchen is fitted with a sleek range of grey units, integrated appliances and generous worktop space, while the adjoining dining and seating areas provide plenty of room for both everyday living and entertaining. The timber flooring adds warmth and works particularly well alongside the exposed beams and modern décor.

The bedroom is a generous double, with ample space for freestanding furniture and the flexibility to incorporate a desk or home-working area if required. The accommodation is completed by a modern bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed and low-maintenance garden, arranged with paved seating areas, artificial lawn and gravelled sections, creating a practical space for outdoor seating and entertaining. A substantial timber shed provides excellent storage, with an additional covered area alongside. The garden is enclosed by timber fencing and offers a practical and private outdoor space.

The property also benefits from one allocated parking space located nearby, adding to the convenience of this well-presented home

The property is conveniently positioned within easy reach of Holsworthy town centre, a popular market town offering

a good range of everyday amenities including supermarkets, independent shops, cafés, schools, leisure facilities and medical services. The town is well placed for access to the surrounding North Devon and North Cornwall countryside, while the coastal town of Bude and its beaches are also within comfortable driving distance.

For those commuting further afield, Holsworthy provides good road links towards Bideford, Okehampton and Launceston, with the A30 accessible for onward travel throughout Devon and Cornwall.

Kitchen/Living Area - 20' x 13'3" (6.1m x 4.04m)

Bedroom 1 - 12'9" x 12'1" (3.89m x 3.68m)

Bathroom - 6'6" x 5'11" (1.98m x 1.8m)

Hallway - 6'7" x 3'7" (2m x 1.1m)

Outside - Externally, the property benefits from an enclosed and low-maintenance garden, arranged with paved seating areas, artificial lawn and gravelled sections, creating a practical space for outdoor seating and entertaining. A substantial timber shed provides useful storage, with an additional covered area alongside. Access to the property is via steps leading up to the front door, while the property also benefits from one allocated parking space located nearby.

Services - Mains electricity, water and drainage. An electric boiler supplies central heating throughout with underfloor heating in the bathroom.

Agents notes - The property was newly converted in 2024 and benefits from the remainder of a 6-year architect's build warranty.

Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Directions

From our Holsworthy office proceed along Fore Street towards Launceston for only about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill where the entrance to Belle Vue Close will be found on the left hand side, proceed around to the left where upon the barns will be found on the left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		