



Bond
Oxborough
Phillips

Changing Lifestyles

Twenty Penny Hay
Week St. Mary
Holsworthy
Cornwall
EX22 6UZ

Asking Price: £495,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Twenty Penny Hay, Week St. Mary, Holsworthy, Cornwall, EX22 6UZ



- Detached bungalow in sought-after village setting
- Large plot extending to approximately 0.82 acres
- Lovely countryside views
- Distant views towards Bude and the coastline
- Three bedrooms (1 Ensuite)
- Spacious living room and dining area
- Kitchen with pantry and utility room
- Attached garage and basement store
- Requires modernisation and updating throughout
- Superb scope to improve, extend or reconfigure
- Potential for further development, subject to planning
- In the same family for two generations since originally built



An exciting opportunity to acquire this spacious detached bungalow occupying a generous plot of approximately 0.82 acres, situated in the sought-after village of Week St. Mary. Having been in the same family for two generations since it was originally built, the property now comes to the market for the first time in many years and offers huge potential for a new owner to modernise, reconfigure or possibly further develop, subject to the relevant planning consents.

The accommodation is arranged across one level and offers a versatile layout, with three bedrooms, generous reception space and an attached garage. The property would benefit from a programme of updating and improvement throughout, but provides an excellent footprint and a rare opportunity to create a home tailored to individual requirements.

Internally, the accommodation comprises an entrance hall leading into a spacious living room with feature fireplace and a large window enjoying views over the garden and surrounding countryside. The kitchen sits centrally within the home and opens through to a dining area, creating a sociable space with lovely countryside outlooks. There is a useful pantry, utility room, WC and attached garage, together with a basement store providing additional practical storage.

There are three bedrooms, with the principal bedroom benefitting from an en-suite WC. The remaining bedrooms are served by the family bathroom. The layout offers plenty of flexibility, with scope for improvement, extension or reconfiguration, subject to any necessary consents.

Externally, the plot is a major feature of the property, extending to approximately 0.82 acres. The gardens wrap around the bungalow and enjoy a wonderful sense of space, with open views across the surrounding countryside and distant views towards Bude and the coastline. There is driveway parking, an attached garage and a large garden area which may offer further potential, subject to planning. EPC Rating D. Council Tax Band E.



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Twenty Penny Hay enjoys a pleasant central location within this sought after village with the benefit of its local amenities which include a well-stocked Post Office/General Stores, Bakery, Village Inn, playing field and Village Hall etc. Bude on the North Cornish coast with its sandy surfing beaches and many amenities including popular Golf Course and Indoor Pool complex is some 6 miles, Cornwall's ancient capital of Launceston is some 13 miles as is the A30 dual carriageway providing a speedy link to Okehampton, Dartmoor, Exeter and the M5 motorway network beyond. Holsworthy with its popular weekly market is some 12 miles, Okehampton 30 miles and the cathedral city of Exeter some 50 miles.



Property Description

Entrance Hall

Hallway - Useful built in storage cupboards.

Living Room - 17'7" x 15'4" (5.36m x 4.67m)

Dining Area - 14' x 10'9" (4.27m x 3.28m)

Kitchen - 11'3" x 12'10" (3.43m x 3.9m)

Bedroom 1 - 12'3" x 9'5" (3.73m x 2.87m)
Built in wardrobe.

Ensuite - 7'11" x 2'7" (2.41m x 0.79m)

Bedroom 2 - 13'11" x 11'7" (4.24m x 3.53m)
Built in wardrobes.

Bedroom 3 - 8'5" x 9'3" (2.57m x 2.82m)
Built in storage.

Utility Area - 5'9" x 5'5" (1.75m x 1.65m)

Pantry - 4'11" x 5'6" (1.5m x 1.68m)

WC - 2'4" x 3'7" (0.7m x 1.1m)

Utility Room - 7'6" x 8'8" (2.29m x 2.64m)

Garage - 19'10" x 9' (6.05m x 2.74m)

Outside - Twenty Penny Hay occupies a particularly generous plot of approximately 0.82 acres, providing a wonderful sense of space and privacy. The property is approached via a driveway leading to the front of the bungalow and attached garage, with ample parking available.

The gardens extend around the property and are mainly laid to lawn, bordered by mature hedging and planting. The elevated position allows for superb views across the surrounding countryside, with distant outlooks towards Bude and the North Cornish coastline. The size of the plot is a real feature and offers excellent scope for landscaping, extension or potential further development, subject to the relevant planning permissions.

Services - Mains electric, water and drainage. Mains gas central heating. Rayburn Oil fired also used to provide hot water.

Agents Note - The vendors have informed the agent that the hot water cylinder is not in working order and the gas boiler and oil fired rayburn at present have been disconnected.

EPC - Rating D

Council Tax - Band E

Anti Money Laundering - 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.

Floorplan

Changing Lifestyles



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Twenty Penny Hay, Week St. Mary, Holsworthy, Cornwall, EX22 6UZ



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Twenty Penny Hay, Week St. Mary, Holsworthy, Cornwall, EX22 6UZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St. Mary. Continue past the centre of the village square a short distance where upon the property will be found on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Changing Lifestyles

01288 355 066
bude@bopproperty.com

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

