

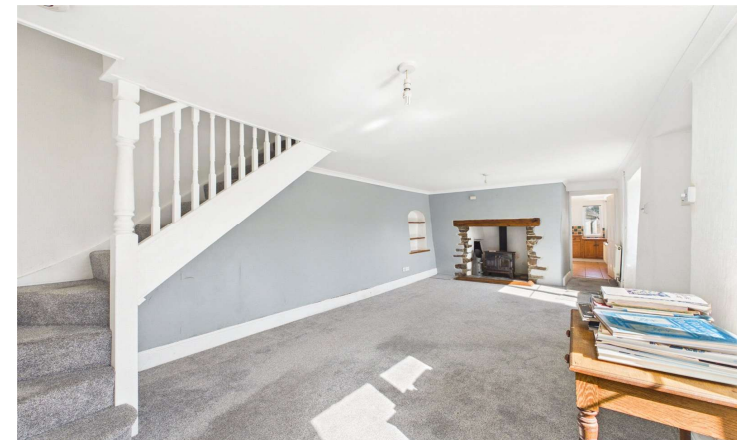


Bond
Oxborough
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Changing Lifestyles

The Old Smithy
Western Side
Clawton
Holsworthy
Devon
EX22 6RR

Asking Price: £300,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com

The Old Smithy, Western Side, Clawton, Holsworthy, Devon, EX22 6RR



- 3 BEDROOM COTTAGE
- DETACHED
- APPROXIMATELY 0.37 ACRE PLOT
- SUMMERHOUSE
- A RANGE OF OUTBUILDINGS
- EXTENSIVE OFF ROAD PARKING
- RURAL LOCATION
- EPC - TBC
- COUNCIL TAX BANDING - TBC
- FREEHOLD
- NO ONWARD CHAIN

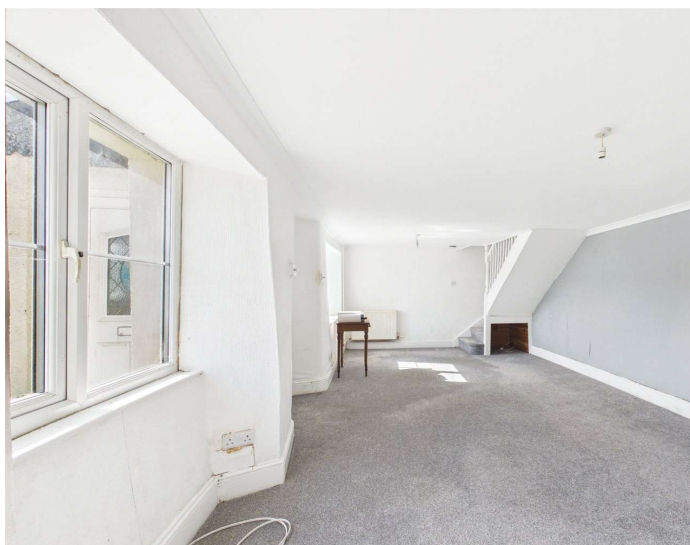


Overview:

Nestled on the outskirts of the highly desirable Devon village of Clawton, this charming detached period residence enjoys a peaceful rural setting with a plot size of approximately 0.37 acres, and offers scope for modernisation and improvement, whilst remaining conveniently positioned for the thriving market town of Holsworthy and the popular coastal resort of Bude on the stunning North Cornish coastline.

The property is entered via an inviting entrance porch, which leads through to the well-proportioned living room. This characterful reception space features a fireplace incorporating a wood-burning stove, providing a cosy focal point, together with the particularly attractive and historic feature of a traditional clove oven.

From the living room, access is provided to the kitchen, which in turn leads through to a useful sunroom/dining room. This versatile space enjoys views over the patio area and provides an ideal area for dining or relaxing. A utility area is also conveniently accessed from here.



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To the first floor are three generous-sized bedrooms, together with a family bathroom. The bedrooms offer comfortable and versatile accommodation, making the property ideally suited to family living, a countryside retreat or those seeking a character home with plenty of space.

A particular feature of the property is the substantial attached workshop, together with an adjoining garage. This provides excellent flexibility for those requiring dedicated workspace, a hobby area or substantial storage, and will undoubtedly appeal to buyers looking for a property with practical additional space.



Externally, the property continues to impress, with a range of useful outbuildings, a summer house and an extensive area of off-road parking. The generous gardens extend around the property and include a small orchard, pond and a variety of gardening areas, offering considerable potential for keen gardeners and those wishing to enjoy the peace and tranquillity of the surrounding countryside.

The combination of period character, generous grounds, extensive outbuildings and a peaceful rural location makes this a particularly appealing property. The property is offered for sale with no onward chain.



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Entrance Porch - 3'9" x 2'11" (1.14m x 0.9m)

Landing - 17'4" x 2'11" (5.28m x 0.9m)

Living Room - 21'1" x 11' (6.43m x 3.35m)

Workshop - 34'1" x 17'7" (10.4m x 5.36m)

Kitchen - 12'4" x 11'9" (3.76m x 3.58m)

Workshop store - 6'8" x 5'2" (2.03m x 1.57m)

Dining Room / Sunroom - 17'8" x 6'10" (5.38m x 2.08m)

Garage - 19'2" x 11' (5.84m x 3.35m)

Utility Room - 10'9" x 7'1" (3.28m x 2.16m)

Summerhouse - 11'1" x 7'2" (3.38m x 2.18m)

Bedroom 1 - 13' x 12'4" (3.96m x 3.76m)

WC - 4'6" x 3'1" (1.37m x 0.94m)

Bedroom 2 - 12'1" x 7'10" (3.68m x 2.4m)

Store - 7'2" x 6'11" (2.18m x 2.1m)

Bedroom 3 - 9'2" x 8'2" (2.8m x 2.5m)

EPC rating - TBC

Bathroom - 10'10" x 7'1" (3.3m x 2.16m)

Council Tax Banding - TBC

Services - Mains electric and water. Shared private drainage. Oil fired central heating.



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Situation:

Situated in the heart of the picturesque North Devon countryside, Clawton is a charming rural village offering peace, space, and a strong sense of community. Surrounded by rolling farmland and unspoilt scenery, Clawton is ideal for those seeking a quieter pace of life, while still being well connected to essential amenities.

Approximately just under 5 miles away lies Holsworthy, a vibrant market town steeped in history and local character. Holsworthy offers a wide range of facilities including supermarkets, independent shops, cafés, pubs, a leisure centre, primary and secondary schooling, and a popular weekly pannier market. The town also benefits from a medical centre, veterinary practices, and excellent local services—providing all the essentials for modern family living.

Further afield, the coastal resort of Bude is approximately 10 miles away, offering stunning beaches, coastal walks, and a lively mix of seaside restaurants and independent boutiques. It's a popular destination for surfing, swimming, and other outdoor activities.

To the south, the historic town of Launceston sits just over the Cornwall border, offering further shopping options, schooling, and access to the A30, a major arterial route connecting to Exeter and the M5.

For those commuting or needing to travel further afield, Exeter, Barnstaple, and Okehampton are all accessible by road, making Clawton an excellent base for both remote workers and those needing regional.



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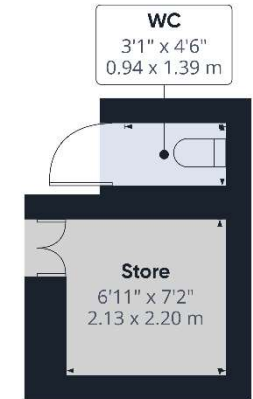
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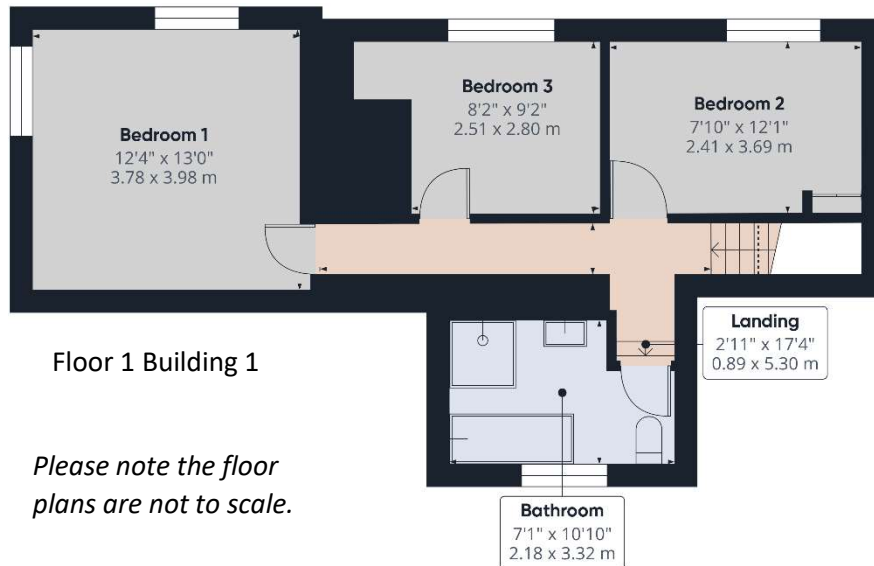
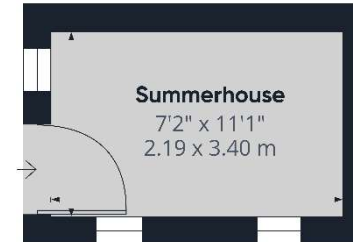
Floor 0 Building 1



Floor 0 Building 3



Floor 0 Building 2



Floor 1 Building 1

Please note the floor plans are not to scale.

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

Agents Note - 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.

Directions

From Holsworthy proceed on the A388 towards Launceston and upon reaching the village of Clawton turn right. Follow this road for 1.5 miles and upon reaching Corfcott Green turn left at the 'T' junction. Proceed along this country road for a short distance whereupon the property will be found on the right hand side.

What3Words - paddle.soggy.grownup

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mortgage advice.

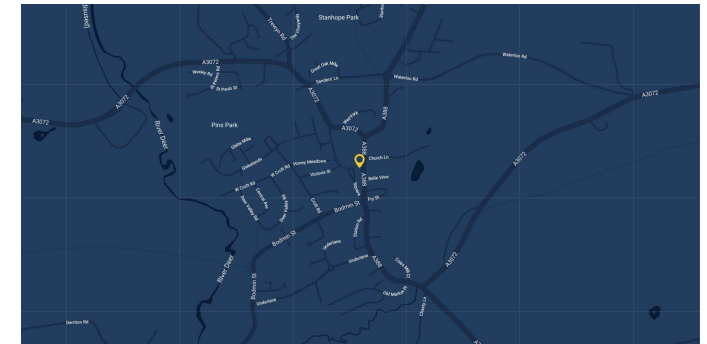
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