



Bond
Oxborough
Phillips

Changing Lifestyles

The Retreat
Thornbury
Holsworthy
Devon
EX22 7DA

Asking Price: £795,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Retreat, Thornbury, Holsworthy, Devon, EX22 7DA



- STUNNING BARN CONVERSION
- 6 BEDROOM MAIN HOUSE
- 4 RECEPTION ROOMS
- 1 BED ANNEXE
- SPACIOUS & VERSATILE ACCOMMODATION THROUGHOUT
- 1 ACRE OF MATURE GARDENS
- LARGE OFF ROAD PARKING AREA
- DOUBLE GARAGE
- STABLES
- QUIET & RURAL LOCATION



Bond Oxborough Phillips are proud to be offering The Retreat for the first time since its creation in 1981. The property is situated in the most picturesque and quiet setting, a former barn to the Elizabethan Priory in Thornbury. This impressive residence offers versatile and spacious living, currently arranged as a 5/6 bedroom (1 ensuite) property with a substantial 1 bedroom annexe. The annexe does require modernisation throughout and could easily be adjusted to a 2/3 bed if needed. This flexible property would suite those looking to generate income or those looking for multi-generational living. The Retreat sits in a approximately 1 acre of mature gardens with a yard providing extensive off road parking with a double garage and stables. This property occupies a fantastic position and an internal viewing is a must to be fully appreciated, and is thought to hold development opportunities, subject to gaining necessary consents. EPC TBC.



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Directions

From Holsworthy proceed along the A388 North Road, and upon reaching the mini-roundabout go straight across. Continue along this road and turn right, upon reaching Stanbury Cross, signposted Thornbury & Shebbear. After some 1.5 miles, upon reaching the crossroads, proceed straight across. Continue along this road and through the village of Woodacott, proceed for a short distance, whereupon the entrance driveway will be found on the left hand side prior to the derelict old Village Hall.

Situation

Situated on the edge of this tiny hamlet which nestles amidst rolling and unspoilt Devon countryside. Holsworthy is just 5 miles away. This bustling market town has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant.



Internal Description

Entrance Porch - 9'10" x 4'8" (3m x 1.42m)

Bedroom 1 - 18'9" x 12' (5.72m x 3.66m)

WC - 7'4" x 3'5" (2.24m x 1.04m)

Sitting Room - 31'3" x 17'7" (9.53m x 5.36m)

Ensuite - 11'4" x 6'6" (3.45m x 1.98m)

The Annexe

Living Room - 18'6" x 10'5" (5.64m x 3.18m)

Dressing Room - 9'8" x 9'4" (2.95m x 2.84m)

Former Kitchen - 9'11" x 9'7" (3.02m x 2.92m)

Kitchen - 16'4" x 9'6" (4.98m x 2.9m)

Bedroom 2 - 12'5" x 9'2" (3.78m x 2.8m)

Cloakroom - 7'8" x 2'10" (2.34m x 0.86m)

Dining Room - 22'11" x 16'2" (6.99m x 4.93m)

Ensuite - 6'10" x 3'10" (2.08m x 1.17m)

Annexe Living Room - 16'1" x 9'2" (4.9m x 2.8m)

Utility Room - 9'5" x 8'9" (2.87m x 2.67m)

Bedroom 3 - 12'1" x 7'10" (3.68m x 2.4m)

Annexe Bedroom - 16'1" x 9'4" (4.9m x 2.84m)

Study - 15'6" x 9'10" (4.72m x 3m)

Bedroom 4 - 12'1" x 7'10" (3.68m x 2.4m)

EPC Rating - EPC rating TBC.

Shower Room - 5'9" x 3'2" (1.75m x 0.97m)

Bedroom 5 - 8'10" x 8'9" (2.7m x 2.67m)

Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.

First floor - 12'10" x 9'6" (3.9m x 2.9m)

Bedroom 6 - 8'9" x 8'8" (2.67m x 2.64m)

Services - Mains water and electricity. Oil fired central heating. Private drainage.



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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.

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

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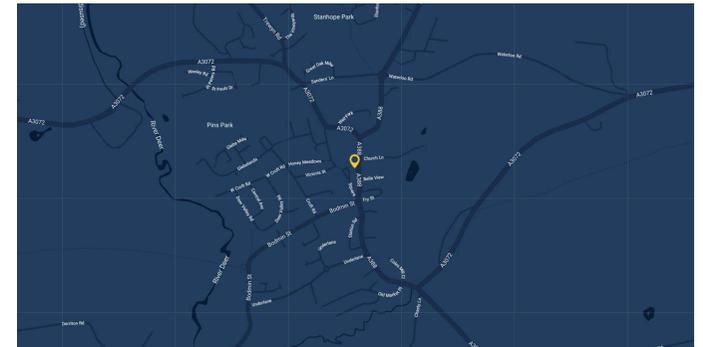
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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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