



Bond
Oxborough
Phillips

Changing Lifestyles

The Retreat
Thornbury
Holsworthy
Devon
EX22 7DA

Asking Price: £795,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



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)

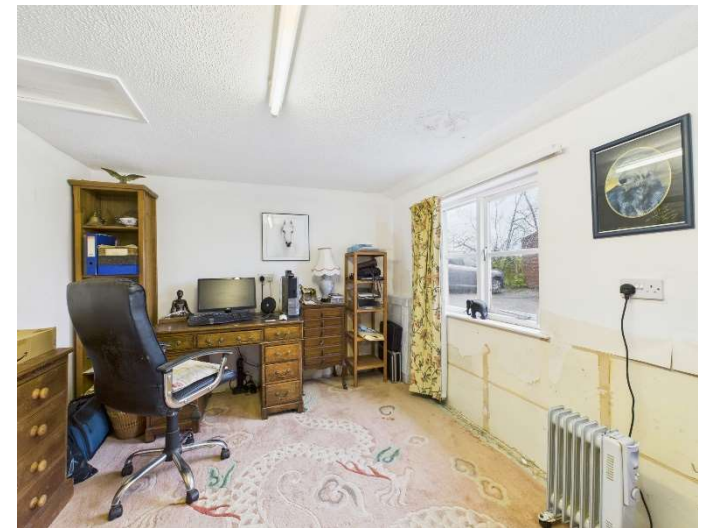
Bedroom 5 - 8'10" x 8'9" (2.7m x 2.67m)

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.



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



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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.

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.

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

Albion House

4 High Street

Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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.

