



Bond
Oxborough
Phillips

Changing Lifestyles

The Retreat
Thornbury
Holsworthy
Devon
EX22 7DA

Asking Price: £695,000
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
- BENEFITS FROM AN ADDITIONAL WING FOR MULTI GENERATIONAL LIVING
- SPACIOUS & VERSATILE ACCOMMODATION THROUGHOUT
- 1 ACRE PADDOCK
- LARGE OFF ROAD PARKING AREA
- DOUBLE GARAGE
- STABLES
- PEACEFUL COUNTRYSIDE SETTING



Bond Oxborough Phillips are proud to be offering The Retreat for the available to purchase for the first time in 30 years. The property requires some modernisation and is situated in the most peaceful countryside 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 with a paddock and 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.

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.



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)

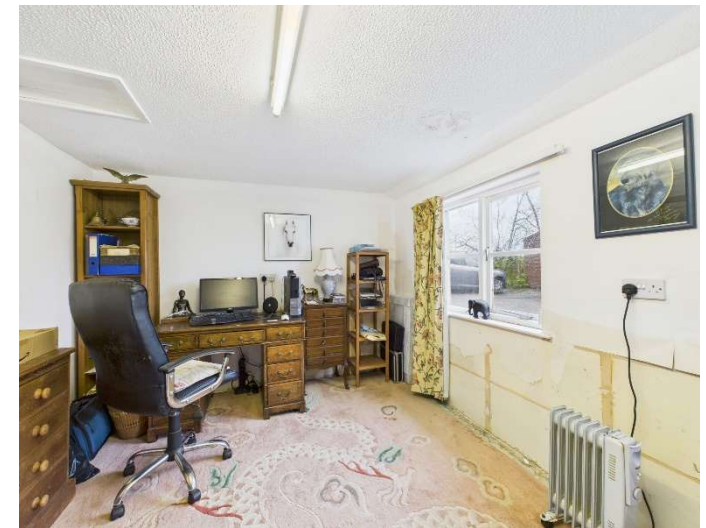
Bedroom 5 - 8'10" x 8'9" (2.7m x 2.67m)

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. LPG fired central heating. Oil fired AGA (currently not connected) Private drainage.



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Floorplan

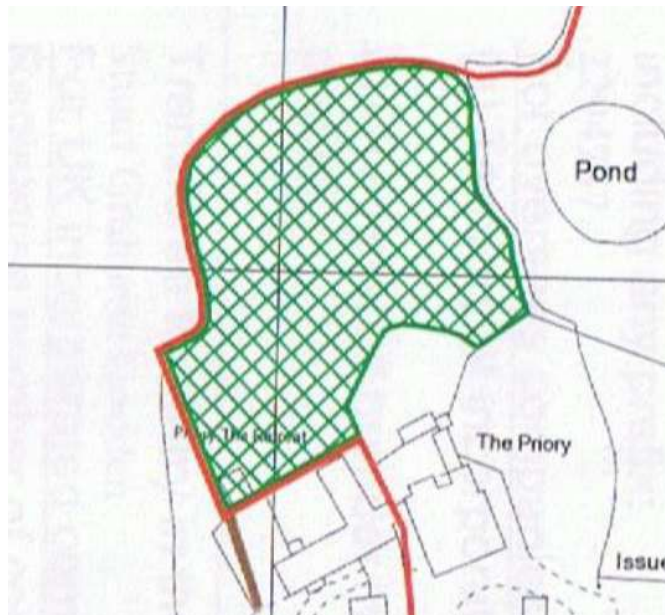


We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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.

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...

1 acre paddock hatched in green



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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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