

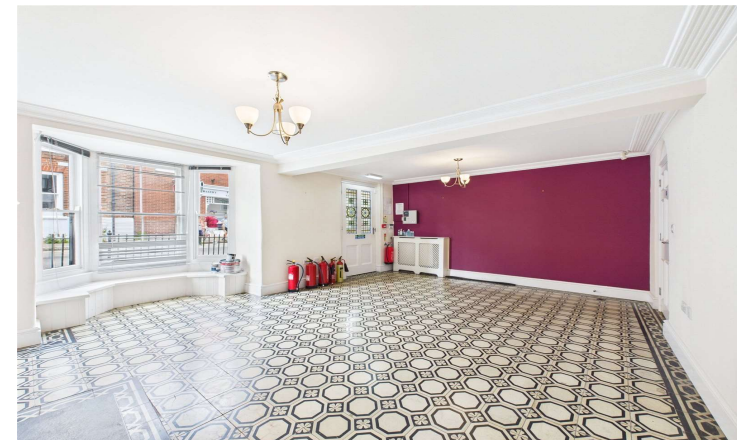


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Elm Tree House  
Bodmin Street  
Holsworthy  
Devon  
EX22 6BB

**Asking Price: £350,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



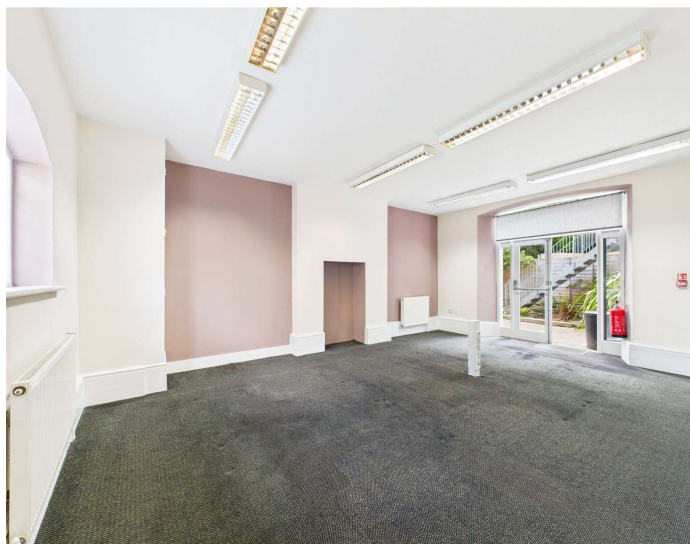
Elm Tree House, Bodmin Street, Holsworthy, Devon, EX22 6BB



- GENEROUS COMMERCIAL UNIT
- WELL PRESENTED THROUGHOUT
- GRADE 2 LISTED BUILDING
- SOUGHT AFTER LOCATION
- SHORT WALKING DISTANCE TO TOWN CENTRE
- PRIVATE GARDEN AREA
- PREVIOUSLY RESIDENTIAL
- AVAILABLE WITH NO ONWARD CHAIN

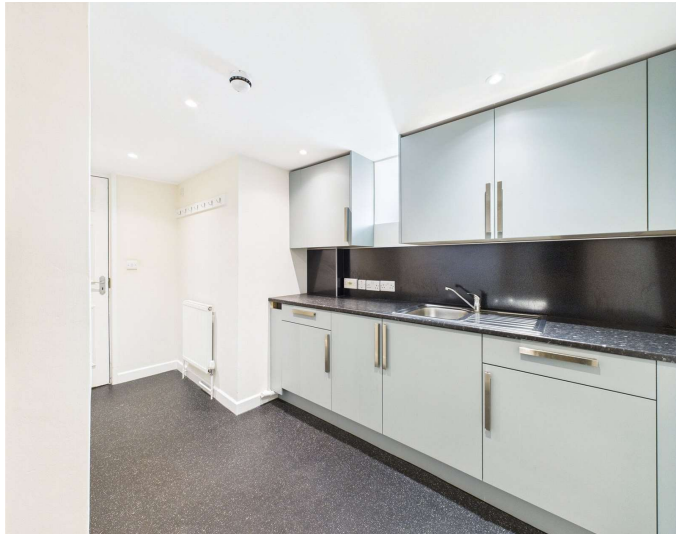


Occupying a convenient and prime location in the heart of the bustling market town of Holsworthy is a rare opportunity to acquire this generous and well presented, grade 2 listed commercial property. The residence currently offers 8 separate office rooms, 3 cloakrooms, shower room and kitchen arranged over 2 floors. The property also benefits from its own enclosed and private garden area to the rear. Elm Tree House was previously a residential dwelling; this could be reinstated subject to gaining the necessary contents. Available with no onward chain.



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### Directions

From the centre of Holsworthy proceed along Fore Street, taking the right hand turning into Bodmin Street, Elm Tree House is the first property on the left hand side, with a name plaque and Bond Oxborough Phillips 'For Sale' notice clearly displayed.

### Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle



# Internal Description

**Entrance Hall** - 3'10" x 3'6" (1.17m x 1.07m)

**Office Room 1** - 17'10" x 13'9" (5.44m x 4.2m)

**Office Room 2** - 14'6" x 14'5" (4.42m x 4.4m)

**Inner Hallway** - 8'5" x 4'9" (2.57m x 1.45m)

**Kitchen** - 12'9" x 8'11" (3.89m x 2.72m)

**WC** - 4'2" x 4' (1.27m x 1.22m)

**Bathroom** - 9'9" x 6'8" (2.97m x 2.03m)

**Office Room 3** - 20'3" x 15'8" (6.17m x 4.78m)

**First Floor Landing** - 18'4" x 5'5" (5.6m x 1.65m)

**Office Room 4** - 14'8" x 10'9" (4.47m x 3.28m)

**Office Room 5** - 14'3" x 11'4" (4.34m x 3.45m)

**Office Room 6** - 17'10" x 9'3" (5.44m x 2.82m)

**Shower Room** - 10' x 7'3" (3.05m x 2.2m)

**Store Room 2** - 8'9" x 8' (2.67m x 2.44m)

**Cloakroom** - 7'1" x 3'7" (2.16m x 1.1m)

**Office Room 7** - 11'7" x 10'4" (3.53m x 3.15m)

**Office Room 8** - 13'5" x 11'11" (4.1m x 3.63m)

**Store Room** - 18'7" x 9'6" (5.66m x 2.9m)





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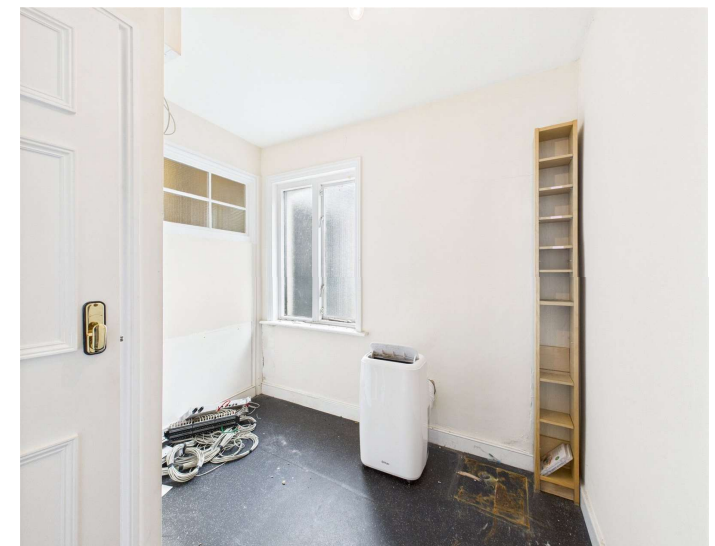
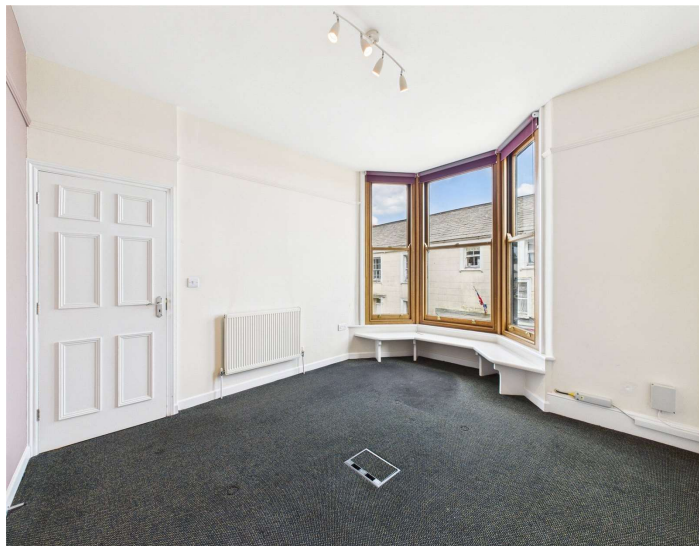


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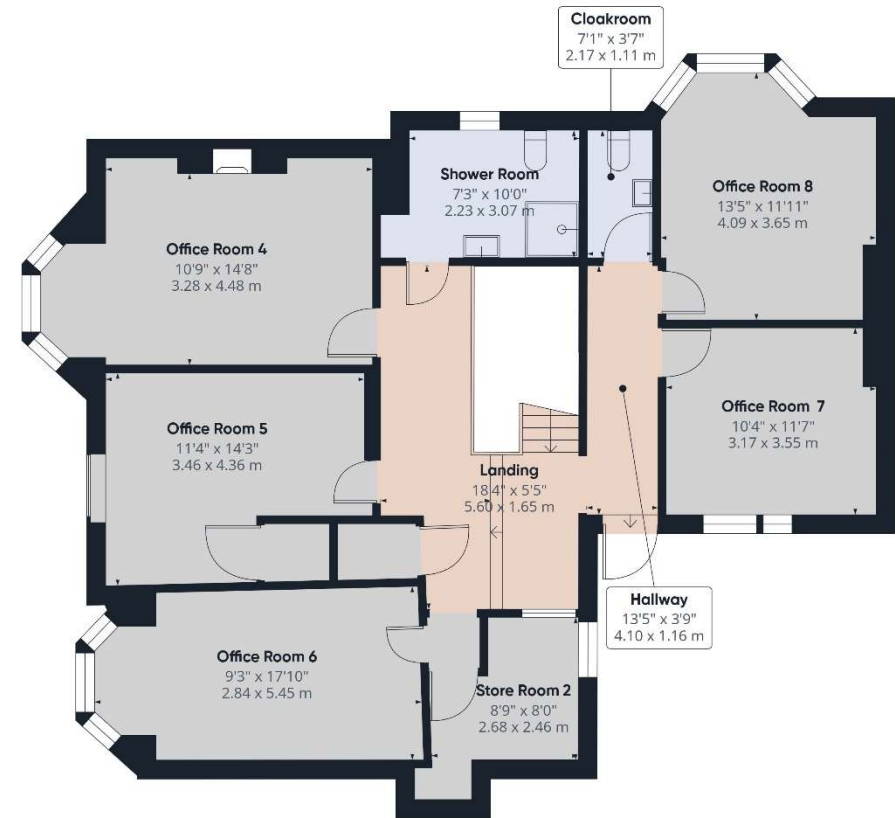
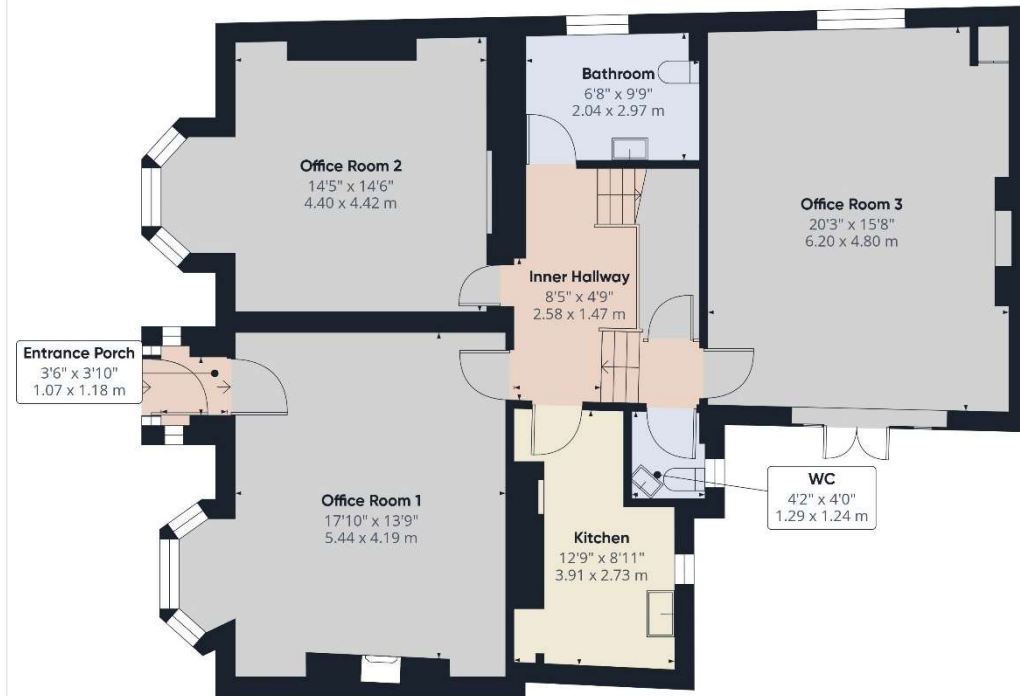


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# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy

Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

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