



Bond
Oxborough
Phillips

Changing Lifestyles

St. Martins
Gidcott
Holsworthy
Devon
EX22 7AS

Asking Price: £325,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

St. Martins, Gidcott, Holsworthy, Devon, EX22 7AS



- DETACHED CONVERTED CHAPEL
- SPACIOUS AND WELL PRESENTED
- 2 DOUBLE BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING FOR 2 VEHICLES
- GENEROUS AND PRIVATE REAR GARDEN
- STUNNING VIEWS EXTENDING TO DARTMOOR
- QUIET AND RURAL LOCATION
- DEVELOPMENT OPPORTUNITY
- AVAILABLE WITH NO ONWARD CHAIN



Situated in a rural hamlet in a most peaceful and picturesque setting, is a rare opportunity to acquire this charming and spacious, 2 double bedrooms (1 ensuite) converted chapel. The residence benefits from a generous and private garden, enjoying far reaching countryside views extending to Dartmoor, off road parking for 2 vehicles, with ample room for development/expansion, subject to gaining the necessary consents. This property is offered with no onward chain. EPC E.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

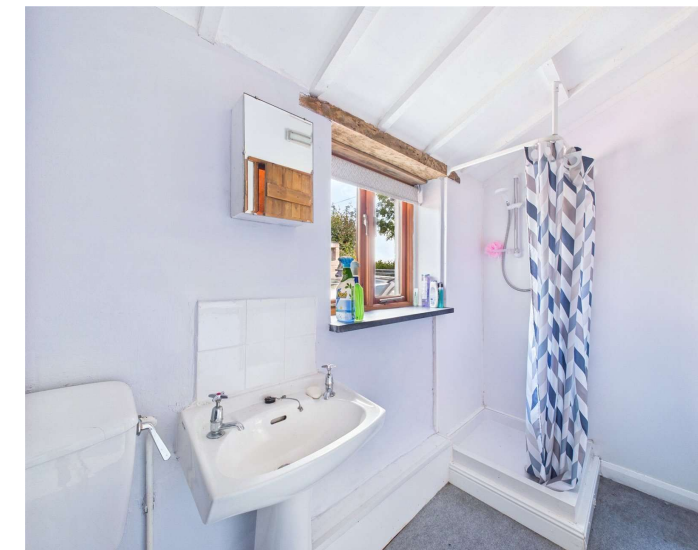


Directions

From the centre of Holsworthy proceed on the A388 Bideford road for 6.4 miles. At Stanbury Cross turn right signed Thornbury & Shebbear. Follow this county road until you reach the cross roads, continue straight over, signed Woodacott & Thornbury. Follow this road through Woodacott and Thornbury and across a small bridge, continue on this road until you reach the hamlet of Gidcott. Following the road, the property will be found after a short distance on the left hand side with its name plaque clearly displayed.

Situation

This very small unspoilt hamlet comprises a handful of properties and sits amidst rolling countryside with good access to Holsworthy, Bideford, and Great Torrington. The popular village of Shebbear is about 2 miles away with its well stocked shop, popular pub, doctors surgery, primary school and the highly acclaimed independent public school of Shebbear College. The larger market town of Holsworthy is just over 5 miles distant with its range of national and local shops including a Waitrose supermarket, together with a variety of educational, commercial and recreational facilities including swimming pool and golf course. Bude with its safe sandy surfing beaches is some 15 miles distant. Okehampton and Dartmoor, Bideford, and Barnstaple are some 20 miles, with the Cathedral and University City of Exeter with its intercity rail and motorway links some 40 miles.



Internal Description

Entrance Hall - 12'10" x 3'3" (3.9m x 1m)

Provides access to the living room, shower room and utility room.

Shower Room - 10' x 4'5" (3.05m x 1.35m)

A fitted suite comprising shower cubicle with "Mira" Sport shower attachment over, close coupled WC, pedestal wash hand basin and heated towel rail. Frosted window to side elevation.

Utility Room - 9'1" x 6'7" (2.77m x 2m)

Space for tumble dryer and plumbing for washing machine. Ample storage space with additional mezzanine floor above. Window to front elevation.

Living Room - 16' x 14'8" (4.88m x 4.47m)

Generous reception room with feature wood burning stove, with decorative slate surround and slate hearth. Window to front elevation with lovely views of the surrounding countryside.

Kitchen/Dining Room - 27'2" x 8'9" (8.28m x 2.67m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space for electric oven with extractor over. Space for free standing fridge/freezer. Ample room for large dining table and chairs. Windows to side and rear elevations. Double doors leading to the enclosed rear garden.

Bedroom 2 - 16'3" x 11' (4.95m x 3.35m)

Spacious double bedroom with windows to front and side elevations.

Bedroom 1 - 26'4" x 9'9" (8.03m x 2.97m)

Generous double bedroom with windows to front elevations, enjoying far reaching views of the surrounding countryside.

Ensuite Bathroom - 8' x 6'2" (2.44m x 1.88m)

Fitted with hanging rails, hooks and shelves.

Dressing Room - 6'2" x 4'9" (1.88m x 1.45m)

A matching white suite comprising panel bath with electric shower over, close coupled WC and pedestal wash hand basin. Access to useful storage cupboard housing hot water cylinder.

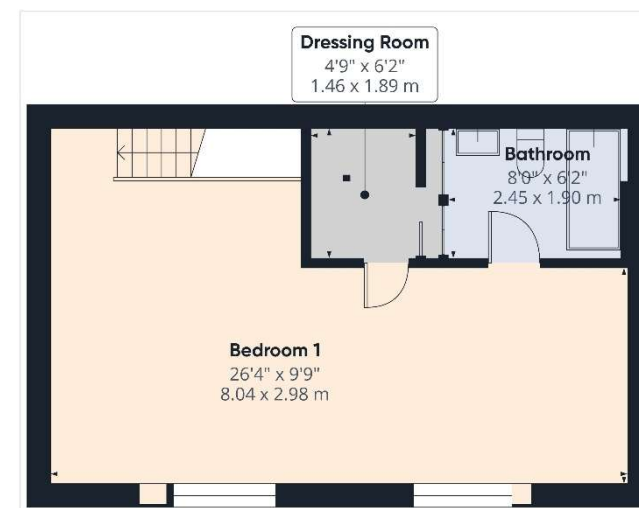
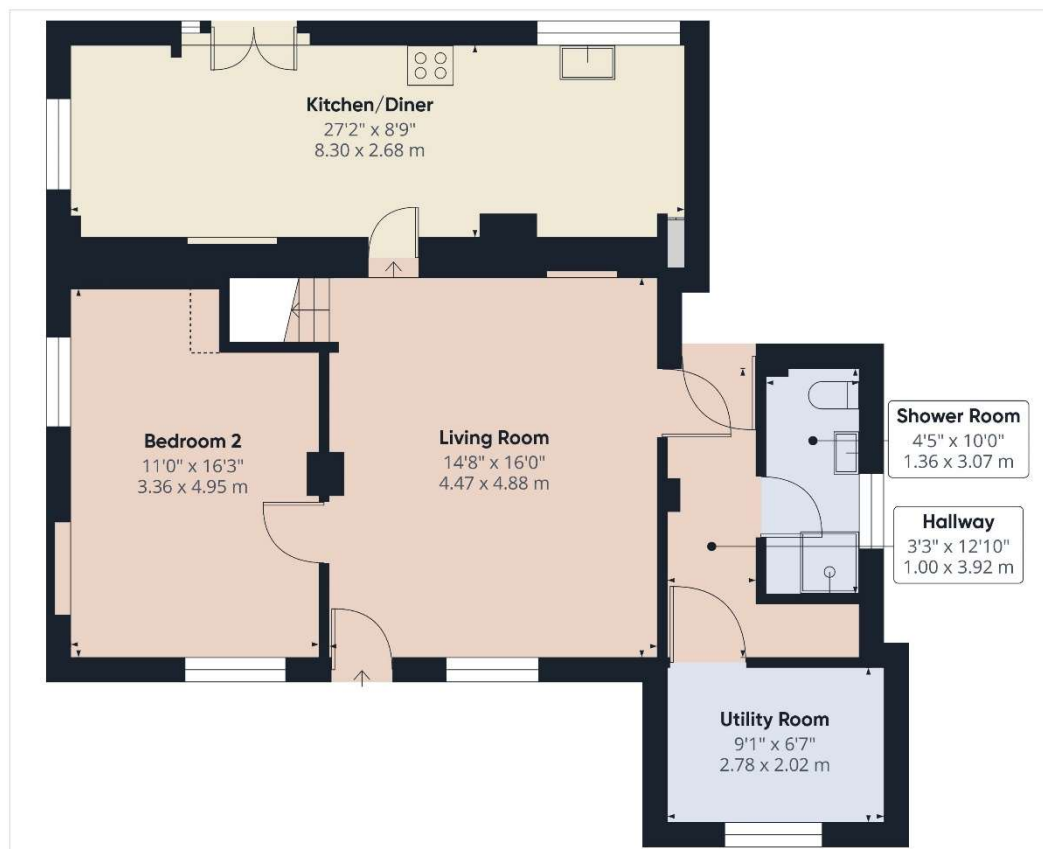
Services - Mains water and electric. Oil fired central heating. Private drainage, located in the field opposite the chapel.

EPC Rating - EPC rating E (39) with the potential to be C (78). Valid until February 2028.

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



St. Martins, Gidcott, Holsworthy, Devon, EX22 7AS



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

