



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Shippon
Pancrasweek
Holsworthy
Devon
EX22 7JN

Asking Price: £325,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Old Shippon, Pancrasweek, Holsworthy, Devon, EX22 7JN



- 3 BEDROOM BARN CONVERSION
- GARDENS OF APPROXIMATELY 0.28 ACRES
- PARTIALLY FINISHED 1 BEDROOM DETACHED ANNEXE
- OFF ROAD PARKING
- PICTURESQUE RURAL SETTING
- LOCATED AT THE END OF A PRIVATE LANE
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: C



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Overview

A Charming Barn Conversion in the Heart of the Devon Countryside

Nestled at the end of a private, no-through lane amid the tranquil and picturesque Devon countryside, this three-bedroom barn conversion enjoys a peaceful and secluded setting. The property is effectively detached, adjoined only at one corner to another equally attractive barn conversion, offering a high degree of privacy.

Internally, the residence boasts spacious and characterful accommodation throughout. The ground floor features a well-appointed kitchen/dining area and a generously sized living room, perfect for modern family living and entertaining. Upstairs, there are 3 comfortable double bedrooms and a family bathroom.

The mature gardens extend to approximately 0.28 acres, providing ample outdoor space and a sense of rural serenity, boasting a variety of productive fruit trees and bushes with a substantial timber shed. Additionally, the property benefits from a partially completed detached annexe with its own parking area. With kitchen and utility connections already in place, the annexe offers excellent potential for guest accommodation, multi-generational living, or an additional income stream, subject to any necessary consents.

Offered to the market with no onward chain, this unique home presents a rare opportunity to enjoy countryside living with superb flexibility and potential.

Location

This delightful barn lies within the peaceful heart of the Devon countryside on the Devon/Cornwall border. Nearby to the National Nature Reserve at Dunsdon, of about 240 acres, it is set back from a quiet parish road. The market town of Holsworthy is approximately 5 miles distant and serves a wide and unspoilt rural community with its good range of national and local shops, together with a Waitrose supermarket, heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course, doctors, dentists, veterinary practises, and livestock market etc. The popular North Cornish coastal resort of Bude is also approximately 5 miles away and nestles between the folds of the picturesque and rugged coastline that supports 2 large sandy beaches noted for their international standard surfing amenities. There are also varied shopping facilities, several supermarkets, out-of-town shops, extensive choice of fine dining venues, schools, and sporting opportunities including 2 golf courses, surfing, swimming, fishing, bowls, tennis, squash, and numerous opportunities to engage in Country Sports. Tamar Lakes is only 2.5 miles from the property and is renowned as an important Wild Bird Reserve. It is also noted for its watersports opportunities, fishing, or just a pleasant place to walk.

Services - Mains electricity and mains shared water, shared private drainage. 1/6 shared maintenance of entrance lane.

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

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agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions

From Holsworthy, proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 3.7 miles and upon reaching Youldon Moor Cross turn left. Follow this parish road for approximately 1 1/4 mile, whereupon the entrance to the property will be found on the right hand side, by the entrance to the Zen Jungle. Proceed up the lane for approximately 500 yards whereupon the property will be found on the left hand side.



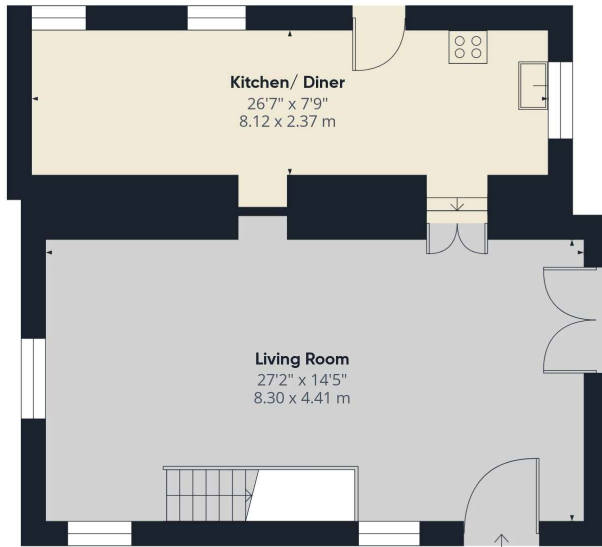
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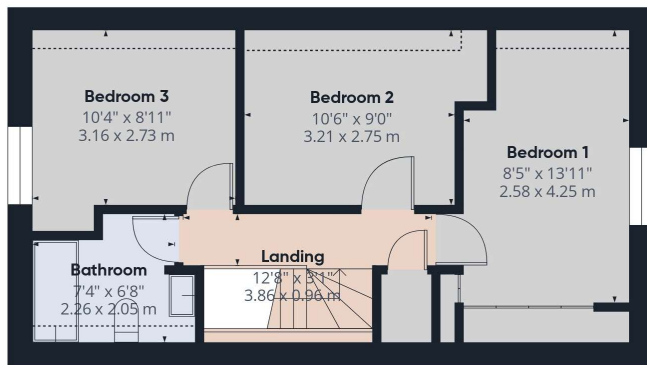
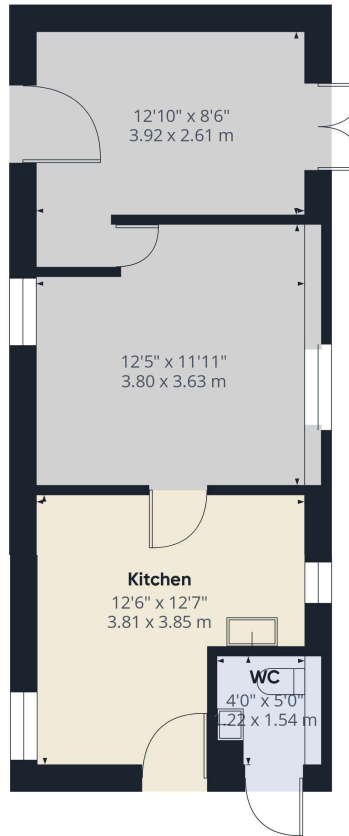
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Floorplan



The Annexe



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.