



Bond
Oxborough
Phillips

Changing Lifestyles

Tumbledown
Cottage
Beaworthy
Devon
EX21 5AB

Asking price: £395,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

Tumbledown Cottage, Beaworthy, Devon, EX21 5AB



- DETACHED HOUSE
- 3 DOUBLE BEDROOMS (1 ENSUITE)
- 2 RECEPTIONS ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GENEROUS PLOT
- QUIET AND RURAL LOCATION
- SOUGHT AFTER HAMLET
- GREAT LINKS TO HOLSWORTHY AND OKEHAMPTON/A30



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Nestled within a tranquil and picturesque hamlet, this beautifully presented detached three-bedroom home offers a rare opportunity to enjoy peaceful countryside living with excellent access to nearby towns and transport links.

Set on a generous plot, the property boasts three double bedrooms, including a spacious principal bedroom with en-suite, alongside two bright and versatile reception rooms, ideal for both entertaining and family life.

Externally, the home features ample off-road parking for several vehicles, and is surrounded by low maintenance gardens that offer privacy, space, and potential for further landscaping or outdoor living enhancements.

Located just a short drive from Holsworthy, and with easy access to Okehampton and the A30, this property combines the best of rural charm with modern convenience — making it an ideal choice for families, remote workers, or those seeking a lifestyle change.

Services - Mains water and electricity. Oil fired central heating. Shared private drainage.

EPC Rating - EPC rating TBC.

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

Situation

Situated on the edge of the sought after village of Halwill Junction. Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for 4 miles and you will reach the village of Halwill. Continue through the village and take the left hand turn signposted Beaworthy, follow this road for approx. 1.5 miles. After entering the small hamlet, the property will be found on the left hand side with its name plaque clearly displayed.

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.

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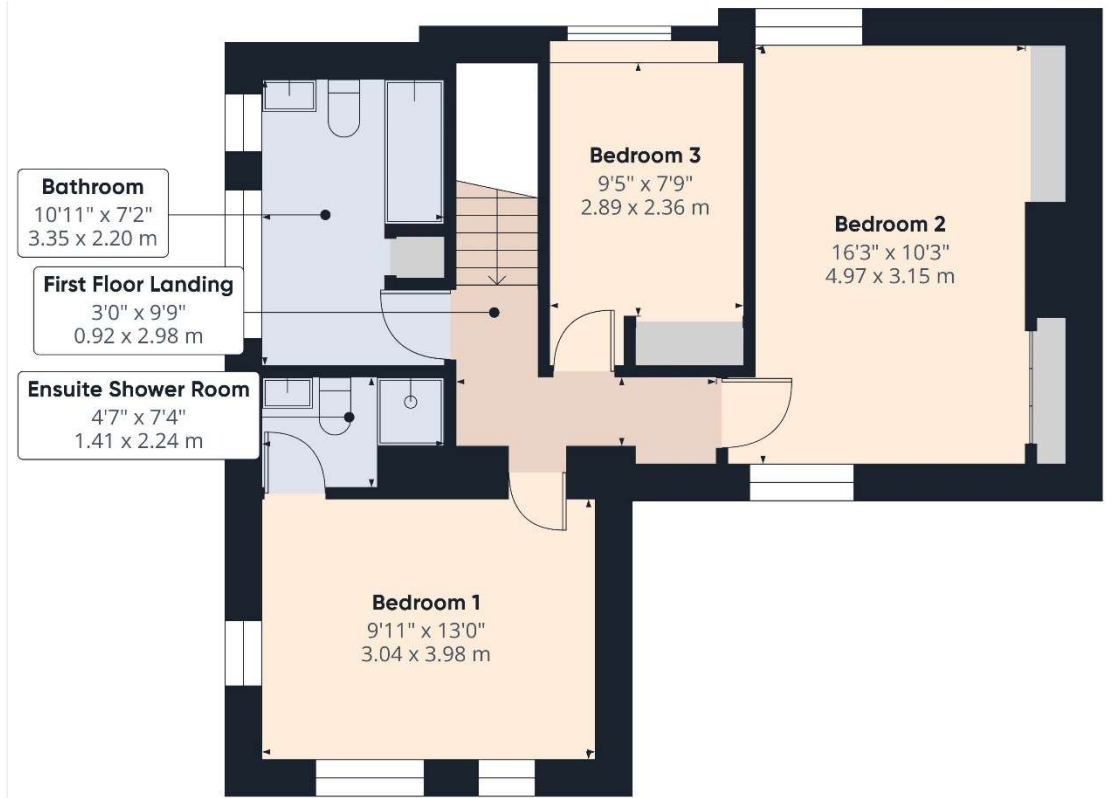


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Floorplan



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.

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.

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