



Bond
Oxborough
Phillips

Changing Lifestyles

Hunnypot
Holemoor
Bradford
Holsworthy
Devon
EX22 7AG

Asking Price: £375,000 Freehold



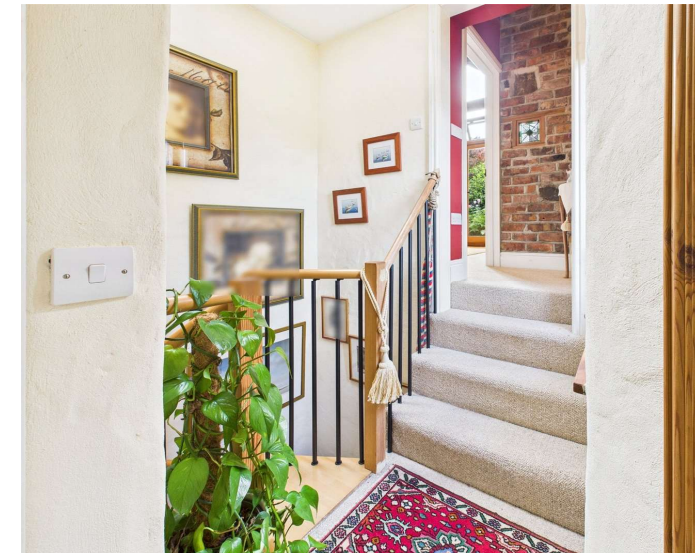
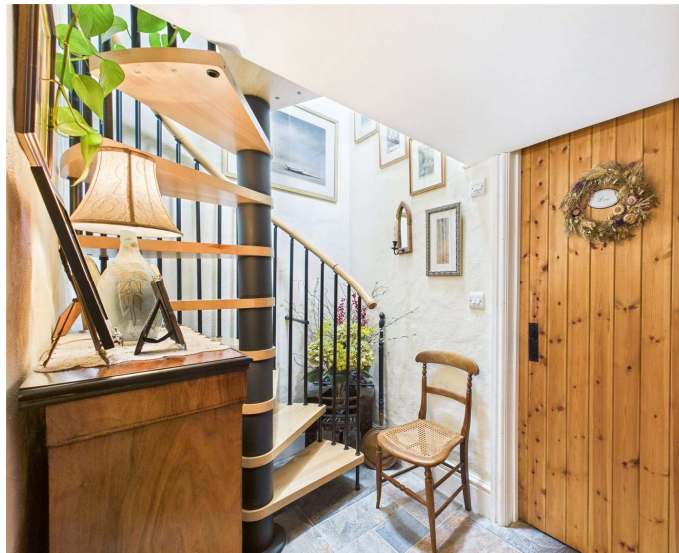
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01409 254 238
holsworthy@bopproperty.com

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- 3 BEDROOM
- STUNNING PERIOD COTTAGE
- 3 RECEPTION ROOMS
- GENEROUS SIZE LANDSCAPED GARDENS
- OFF ROAD PARKING
- RENOVATED THROUGHOUT
- FANTASTIC FITTED KITCHEN
- AGA RANGE
- RURAL LOCATION
- OFF ROAD PARKING
- EPC: D
- Council Tax Band: A



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Overview

A beautifully renovated period cottage nestled in a tranquil hamlet, ideally positioned between the sought-after village of Shebbear and the Historic Market Town of Holsworthy.

This exceptional home has been sympathetically extended and fully refurbished by the current owners, seamlessly blending character features with high-quality modern finishes.

Upon entering through a charming stable door, you are welcomed into a characterful dining room, brimming with original features including exposed ceiling beams and a striking inglenook fireplace housing an electric AGA with an original clome oven and timber mantle. The space comfortably accommodates a large dining table and flows effortlessly into the recently installed, high-specification kitchen. The kitchen is fitted with sleek Corian worktops, an inset porcelain sink, integrated oven, four-ring ceramic hob with extractor, and a walk-in pantry. A second stable door opens directly onto the rear garden.

To the rear of the property is a cosy snug, ideal for relaxation, along with a convenient downstairs WC. The home benefits from two staircases: a spiral staircase leads to an impressive first-floor living room, featuring vaulted ceilings, exposed beams, a wood-burning stove set within a handsome fireplace, and glazed double doors opening onto the rear gardens. This space also provides access to a bright, dual-aspect double bedroom.

The main staircase rises to a further double bedroom, a single bedroom, and a beautifully appointed family bathroom.

Outside, the south-facing gardens extend to approximately 0.13 acres and are a true delight—principally laid to lawn with thoughtfully curated planting that provides a high degree of privacy. At the top of the garden lies a productive vegetable patch. A short stroll from the cottage leads to a dedicated parking area for two vehicles.

A truly unique and beautifully presented home that must be viewed to be fully appreciated.

Location

Holemoor is a quiet and unspoilt hamlet lying some 6 miles from Holsworthy. This bustling market town caters particularly well for the locality with a good range of shops, leisure amenities, professional services with a Primary & Secondary school. Nearby villages include Shebbear with its well known Public School, Black Torrington and Sheepwash with the renowned Half-Moon Inn and Black River Inn. Sheepwash also offers excellent game fishing opportunities along the River Torridge. Easy access to Okehampton and the A30 dual carriageway allows the Cathedral City of Exeter to be reached with about a 50 minute car drive.

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

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4.5 miles and upon reaching Brandis Corner turn left signed Shebbear. Follow this road for 1.5 miles and upon reaching Holemoor continue towards Shebbear and The Cottage will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

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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.

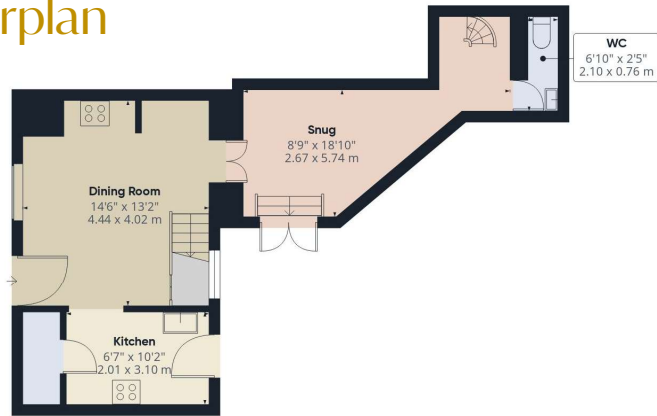


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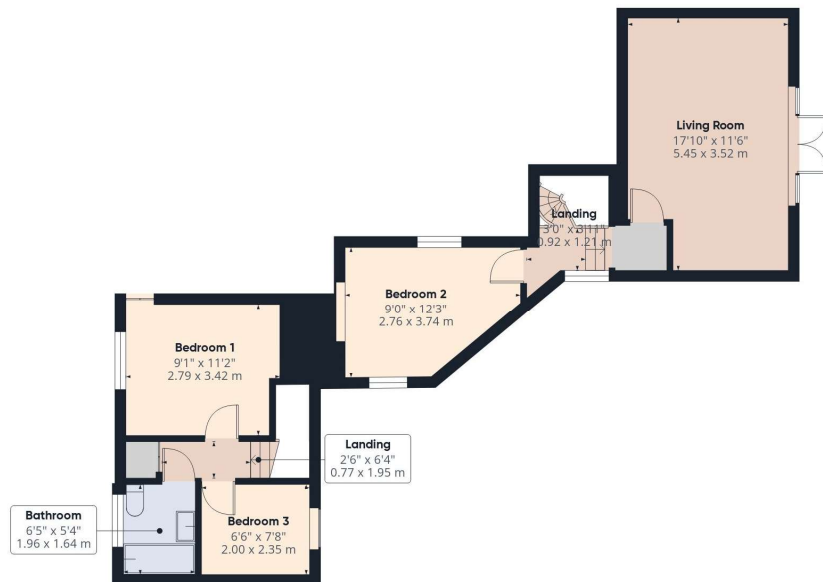
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Floorplan



Floor 0



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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