

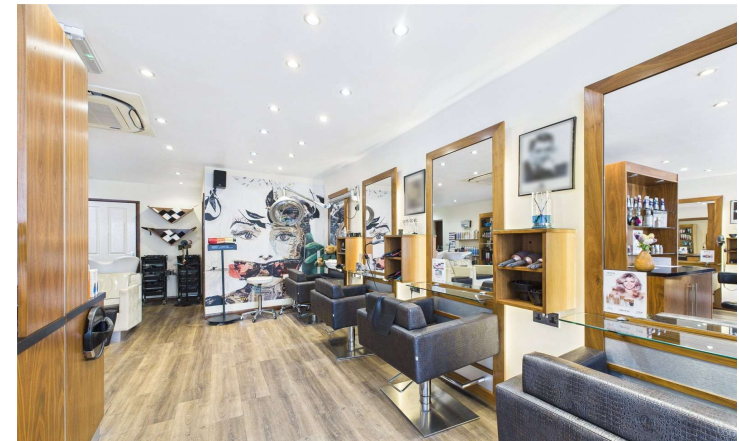


Bond
Oxborough
Phillips

Changing Lifestyles

The Place
23 The Square
Holsworthy
EX22 6AN

Asking Price: £250,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

The Place, 23 The Square, Holsworthy, EX22 6AN



Nestled in the heart of rural Devon, the historic market town of Holsworthy offers a perfect balance of countryside living and everyday convenience. With its weekly pannier market, independent shops, leisure centre, and reputable schools, Holsworthy remains a popular choice for families, retirees and those seeking a gentler pace of life. The town is surrounded by a network of charming villages—such as Bradworthy, Clawton, Pyworthy, and Halwill Junction—each offering their own unique character, community spirit and picturesque settings. Just a short drive away, the North Cornwall coast and the bustling seaside town of Bude provide stunning beaches, coastal walks, and excellent surf, adding further lifestyle appeal to this well-connected yet peaceful location.

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Bond Oxborough Phillips are pleased to present this versatile retail premises, currently operating as a popular hairdressing salon, with a spacious 2-bedroom apartment above, located in the heart of Holsworthy's bustling town square.

The ground floor retail space offers a welcoming entrance and a well-lit, open area currently configured with multiple workstations for the salon, but easily adaptable to suit a variety of business uses. At the rear, you'll find a cloakroom with a low flush WC and hand basin, plus a break/staff room with a range of matching floor and wall mounted units and a 1.5 stainless steel sink/drainage unit.

Upstairs, the 2-bedroom apartment boasts a bright and airy open-plan kitchen/diner/living room, featuring modern units with work surfaces, built-in oven with extractor fan over, and space for a washing machine. Large windows and a Velux skylight flood the space with natural light, creating a warm, welcoming atmosphere. The apartment also includes two generous double bedrooms, both with front-facing windows, a family bathroom with a walk-in shower, wall mounted heated towel rail, low flush WC and pedestal hand basin. All rooms are accessible via the upstairs landing which also provides a useful storage cupboard.

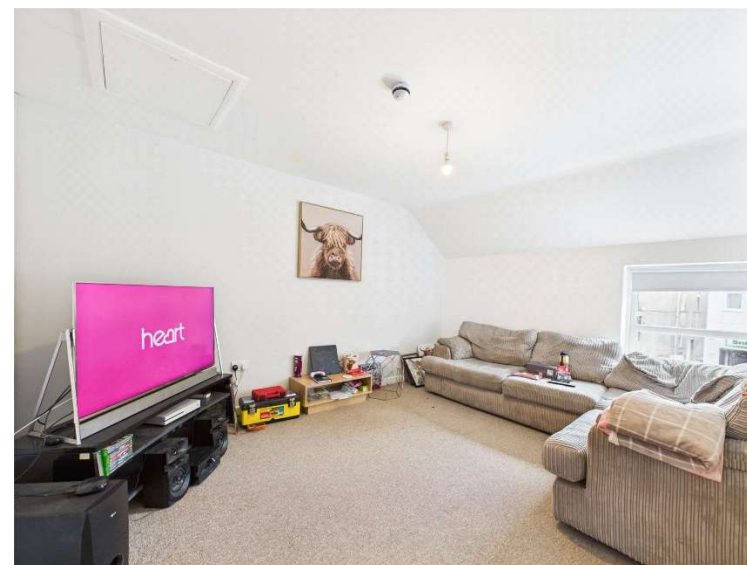
This property offers a fantastic opportunity for investors or those looking to live and work in a prime town centre location.

Services - Mains water, electricity and drainage.

EPC Rating - The EPC Rating for the flat is currently a D (56) with potential to increase to D (57).

Agent Notes - 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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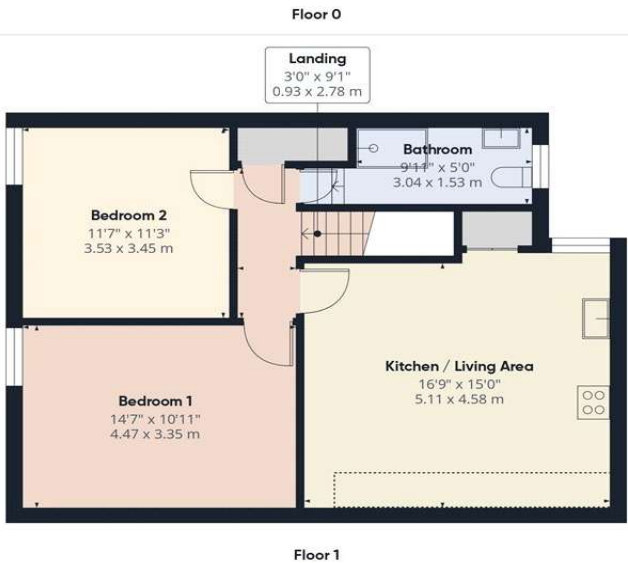
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Have a property to sell or let?

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.



Directions

From Bond Oxborough Phillips, walk into the square where number 23 can be found situated between The British Heart Foundation and G.S.D 2000.

As you look at The Place, situated to the left hand side is an undercover alley-way. The entrance to the flat can be found down this alley after roughly 20 metres on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	57 D
39-54	E		
21-38	F		
1-20	G		

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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