



Bond
Oxborough
Phillips

Changing Lifestyles

31 Trewyn Park
Holsworthy
Devon
EX22 6LS

Asking Price: £395,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

31 Trewyn Park, Holsworthy, Devon, EX22 6LS

- DETACHED HOUSE
- 4 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- OFF ROAD PARKING AND GARAGE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- GREAT LINKS TO NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND - E
- EPC RATING - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Overview

Spacious 4-Bedroom Detached Home in a Sought-After Location – No Onward Chain

Located in a highly desirable residential area and within easy walking distance of the town centre, this beautifully presented detached property offers generous and flexible living space, ideal for families or those looking for extra room to grow.

The home comprises four well-proportioned bedrooms, including a master with ensuite, alongside two spacious and versatile reception rooms that can be adapted to suit a range of lifestyles. The modern layout provides ample space for both everyday living and entertaining.

Outside, the property benefits from off-road parking, a garage, and a fully enclosed rear garden—perfect for children, pets, or al fresco dining. This home also enjoys excellent access to the stunning North Cornish coastline, offering a superb balance of town and coastal living.

Offered to the market with no onward chain, this is a rare opportunity to secure a quality family home in a prime location. Early viewing is highly recommended.

Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, Trewyn Park will be found on the right hand side. Proceed into the development where upon number 31 can be found to the rear of the cul-de-sac on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

Situation - This select residential development is conveniently situated on the edge of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

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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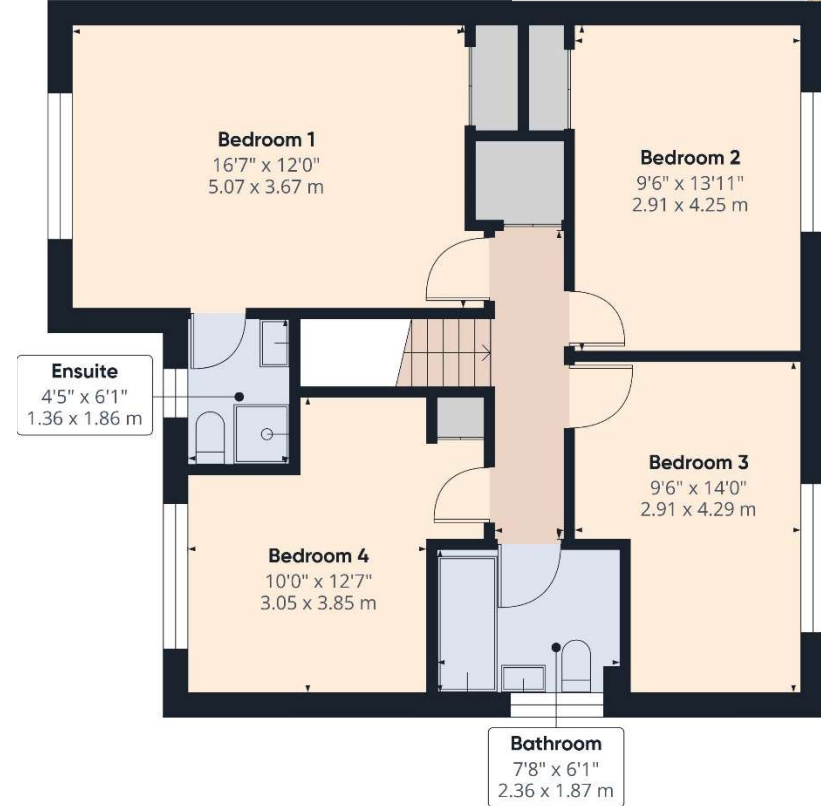
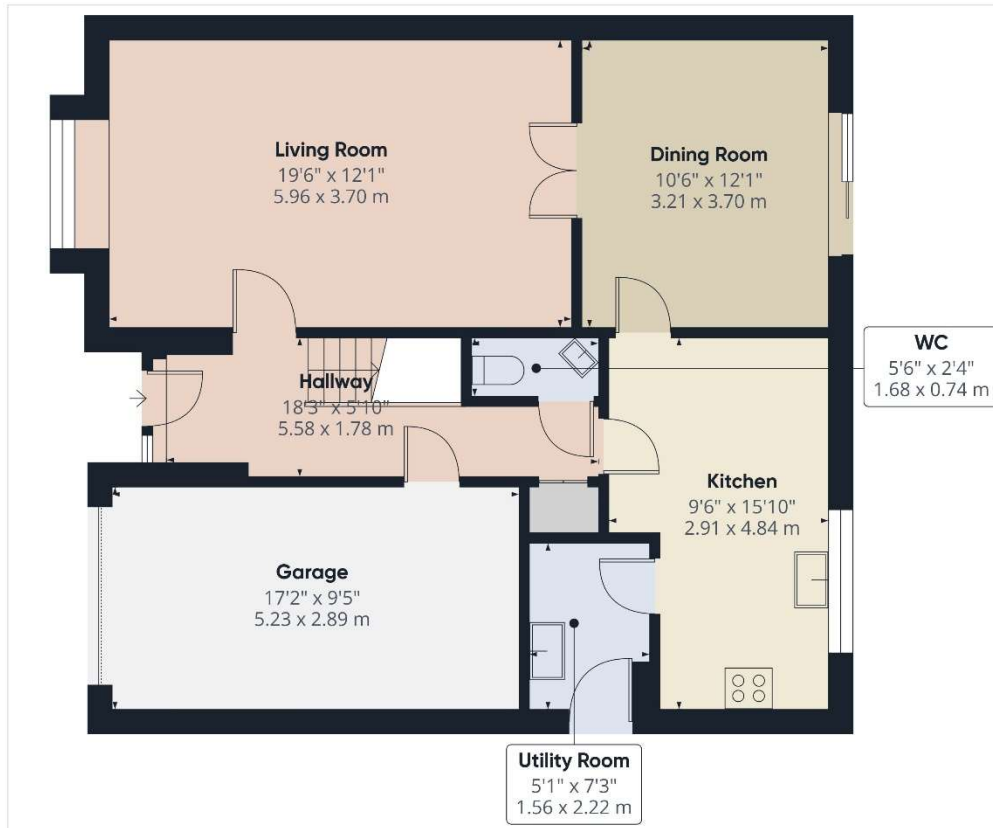
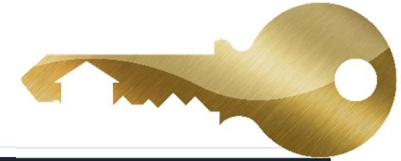


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Floorplan



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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