



Bond
Oxborough
Phillips

Changing Lifestyles

Penpol
Horslett Hill
Clawton
Holsworthy
Devon
EX22 6RS

Asking Price: £370,000



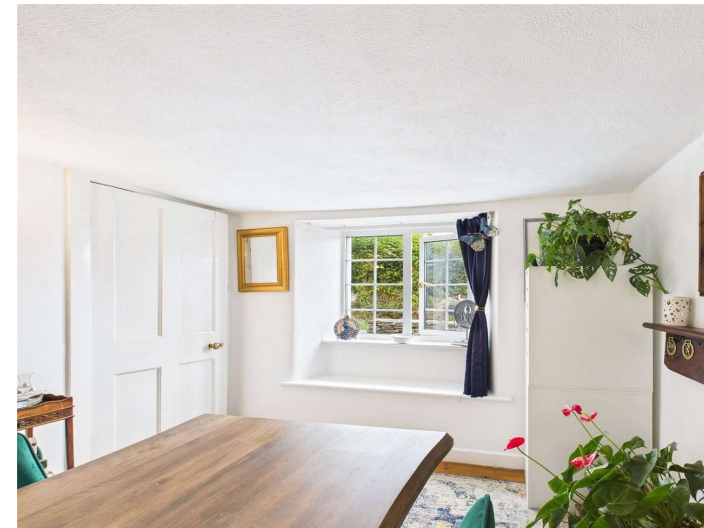
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Penpol, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS



- SEMI DETACHED CHATACTER COTTAGE
 - QUIET RURAL LOCATION
 - 3 BEDROOMS
- GENEROUS LANDSCAPED GARDENS
- BEAUTIFUL COUNTRYSIDE VIEWS
 - AMPLE OFF ROAD PARKING
 - SPACIOUS ACCOMODATION THROUGHOUT
 - EPC = E
 - COUNCIL TAX BAND = D



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Overview

Penpol is a beautifully presented semi-detached cottage offering spacious and highly versatile accommodation, blending character features with modern comforts throughout.

Upon entering this charming home, you are welcomed by a hallway with immediate access to the upper floor, dining room, and main living areas. The dining room, located at the front of the property, is bathed in natural light from its front-facing windows and features a cosy wood burner set on a stone hearth with a timber mantle—creating a warm and inviting atmosphere.

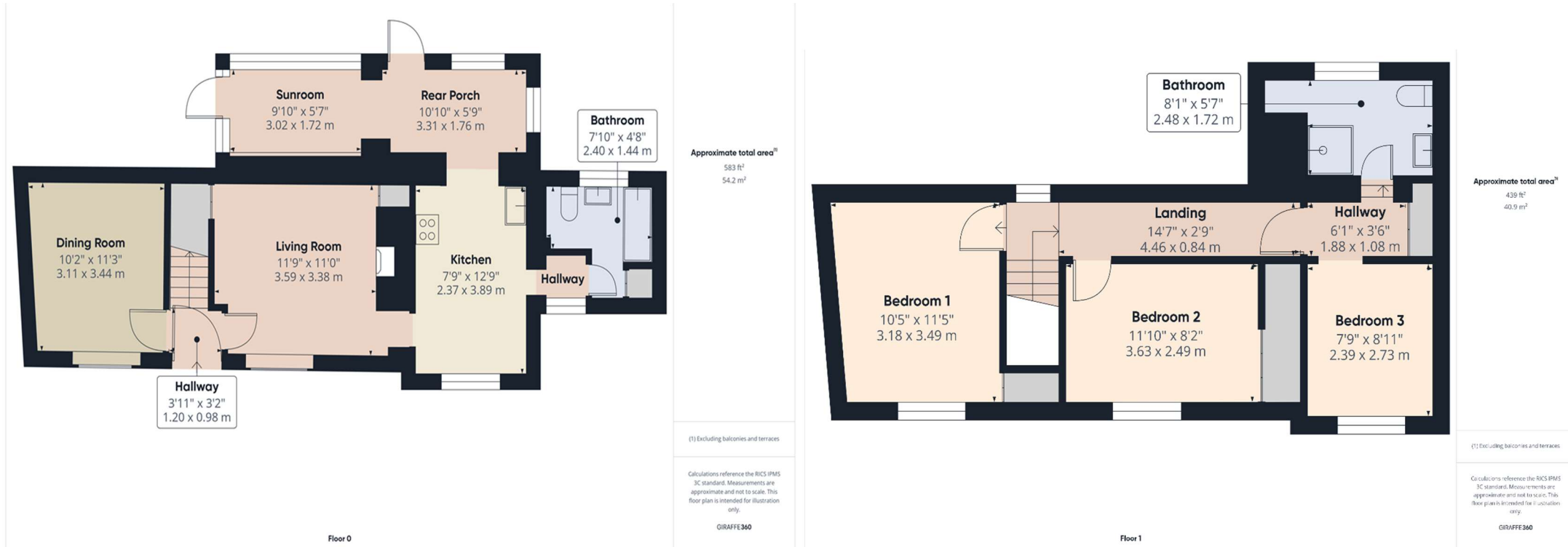
The generous living room continues the theme of character and comfort, offering flexible space to relax or entertain, complete with a multi-fuel burner ideal for those cosy evenings in. The adjacent kitchen is well-equipped with a range of matching wall and base units, worktops, an integrated oven with induction hob and extractor over. Dual aspect windows to the front and side elevations allow for a bright and airy feel.

The kitchen leads to the ground floor bathroom, comprising a panelled bath with shower over, a modern vanity unit with inset basin, a low-flush WC, and a wall-mounted towel rail. Completing the ground floor is a useful rear porch and an attractive sunroom, both providing access to and views over the delightful rear garden.

Upstairs, a spacious landing leads to three well-proportioned bedrooms (two of which are doubles), each enjoying front-facing windows and some boasting far-reaching countryside views. The modern shower room includes a corner shower enclosure, low-flush WC, and vanity unit with inset wash basin—finished to a high standard.

Externally, the property offers a welcoming approach with a low stone wall and path leading to the front entrance. To the side, a single garage with up-and-over door benefits from power and lighting, providing practical storage or parking solutions. Completing the front is off-road parking for multiple vehicles.

The rear garden is a true highlight of Penpol. Stepping out from the sunroom and porch, you're met with a lovely paved terrace—perfect for al-fresco dining and summer entertaining. The garden extends into a large lawn bordered by mature hedging and dotted with established fruit trees. At the far end, several raised beds offer excellent opportunities for keen gardeners and those interested in growing their own produce.



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.

Penpol, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Penpol, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS



Area Information

Nestled in the heart of the picturesque North Devon countryside, Clawton is a charming rural village offering peace, space, and a strong sense of community. Surrounded by rolling farmland and unspoilt scenery, Clawton is ideal for those seeking a quieter pace of life, while still being well connected to essential amenities.

Just 3 miles away lies Holsworthy, a vibrant market town steeped in history and local character. Holsworthy offers a wide range of facilities including supermarkets, independent shops, cafés, pubs, a leisure centre, primary and secondary schooling, and a popular weekly pannier market. The town also benefits from a medical centre, veterinary practices, and excellent local services—providing all the essentials for modern family living.

Further afield, the coastal resort of Bude is approximately 10 miles to the west, offering stunning beaches, dramatic coastal walks, and a lively mix of seaside restaurants and independent boutiques. It's a popular destination for surfing, swimming, and other outdoor activities.

To the south, the historic town of Launceston sits just over the Cornwall border, offering further shopping options, schooling, and access to the A30, a major arterial route connecting to Exeter and the M5.

For those commuting or needing to travel further afield, Exeter, Barnstaple, and Okehampton are all accessible by road, making Clawton an excellent base for both remote workers and those needing regional.

Directions

From Bond Oxborough Phillips in Holsworthy, proceed South along the A388 for approximately 3 miles until you get to Clawton. Then turn right at the War Memorial and proceed along this road for just over 1 mile. Upon getting to the junction, turn left onto Horslett Hill and continue for approximately 1.4 miles where Penpol will be found on your right hand side.

WHAT3WORDS: [///pupils.successor.tulip](https://pupils.successor.tulip)

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 and 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 available 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.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

