

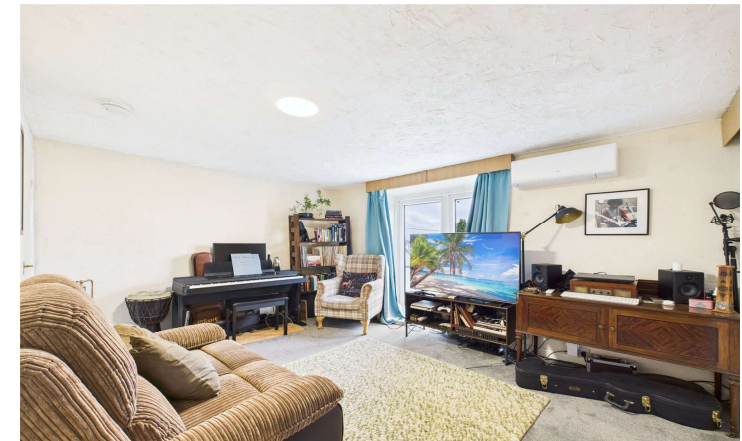


Bond
Oxborough
Phillips

Changing Lifestyles

The Old Post Office
Whitstone
Holsworthy
Cornwall
EX22 6TX

Asking Price: £190,000 Freehold



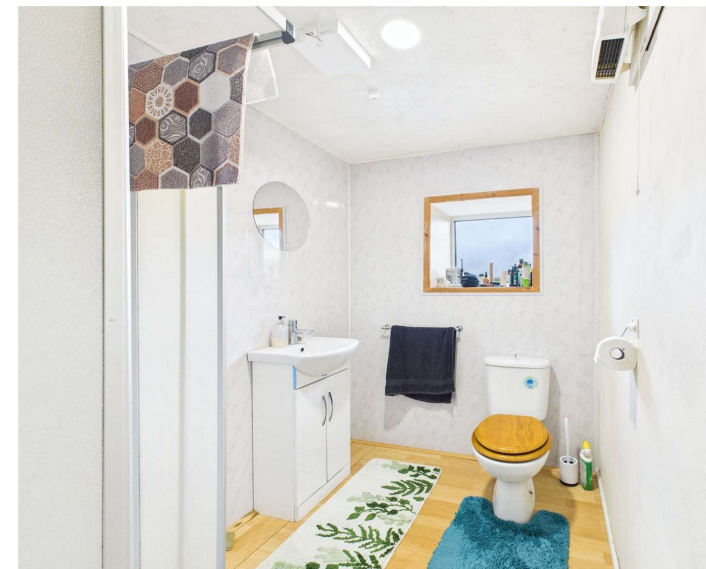
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Old Post Office, Whitstone, Holsworthy, Cornwall, EX22 6TX



- FORMER POST OFFICE
- VILLAGE LOCATION ON THE CORNWALL/
DEVON BORDER
- GENEROUS SIZE GARDENS
- AMPLE OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- SOLAR PANELS WITH BATTERY STORAGE
- IN NEED OF SOME RENVOATION/
MODERNISATION
- EPC: TBC
- Council Tax Band: A



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Overview

A unique opportunity to acquire this former Post Office, ideally situated in the heart of the village of Whitstone, on the picturesque Cornwall/Devon border.

The property is currently arranged as an end of terrace house offering excellent versatility and potential. The ground floor comprises two-bedrooms as well as an additional living room, kitchen and store room and is in need of full renovation and modernisation, providing a superb opportunity to create a home tailored to individual taste and style.

The first-floor has been recently refurbished to a high standard and features a bright lounge with a balcony enjoying far-reaching countryside views, bathroom, two double bedrooms, and a generous storage room on the second floor.

Externally, the property benefits from a generous garden, a driveway offering ample off-road parking, and a detached double garage.

This property presents exciting options—whether retained as a single residence or reinstated as two well-proportioned apartments. Additionally, it features newly installed solar panels with battery storage, adding to its energy efficiency and long-term appeal.

Location

The property occupies a quiet location within the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.

Services - Mains water, electricity and drainage. Electric heating throughout.

Council Tax Band - First floor flat - 'A'

EPC Rating - 'D'

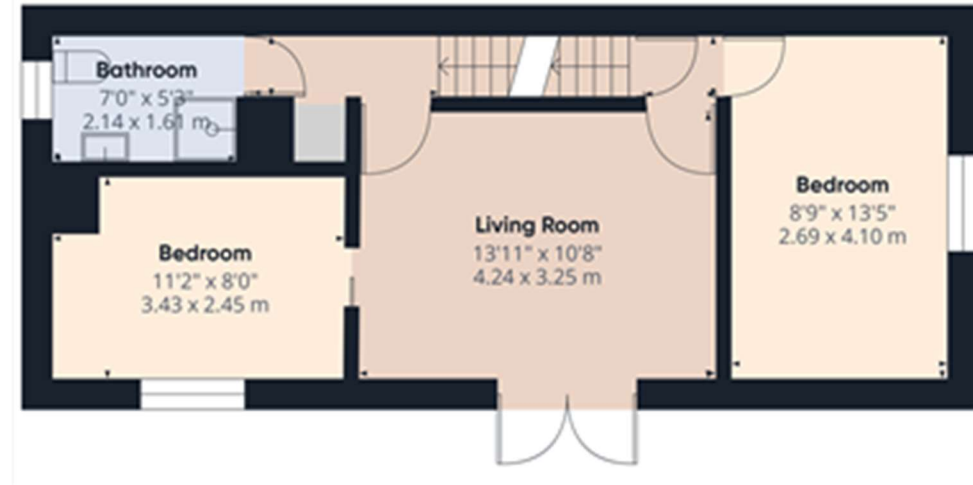
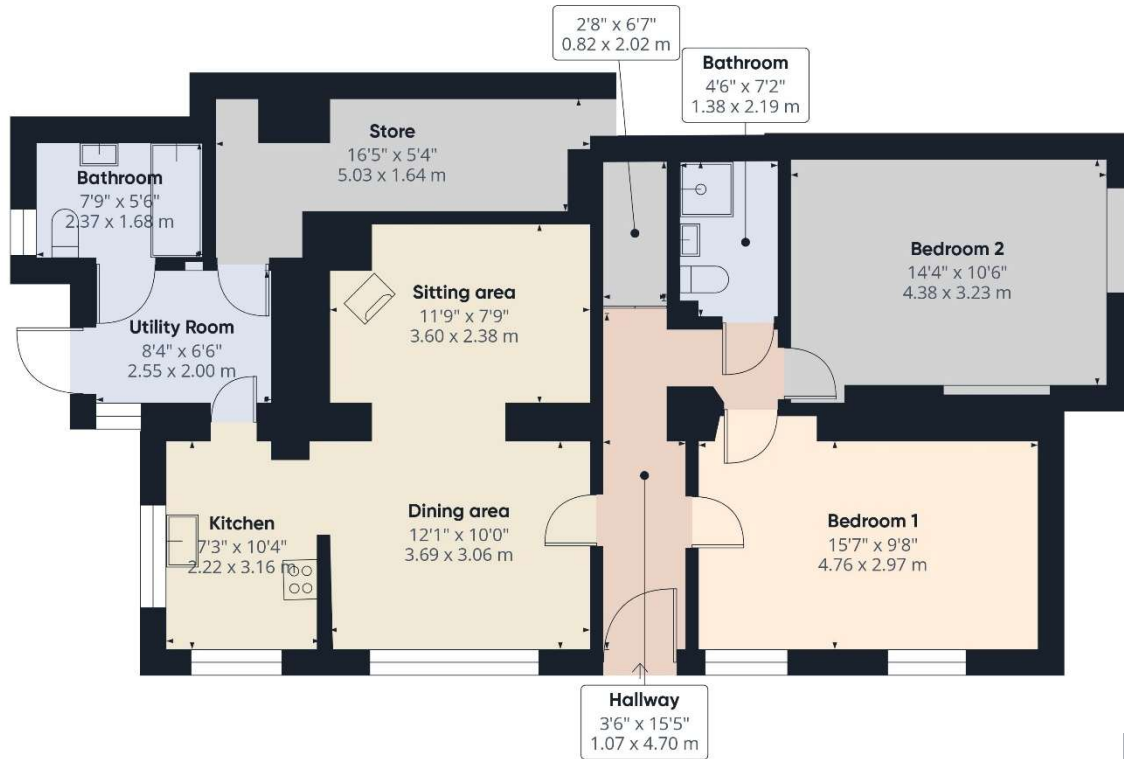
Directions

From Holsworthy proceed on the A3072 Bude road for approximately 5 miles, and upon reaching Red Post turn left signed Launceston. Follow this road and proceed through the village of Whitstone where the cottage will be found on the right hand side.



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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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