



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Post Office, Broadwoodwidge, PL16 0JH



Asking Price - £450,000



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- Former village post office, cared for by one family for over 100 years
- Welcoming porch leading into a spacious hallway
- Dual aspect sitting room with fireplace, plus separate dining room overlooking the garden
- Modern kitchen with breakfast bar, integrated appliances and adjoining utility room
- Loft space above kitchen (with three Velux windows) offering potential for a 4th bedroom (STP)
- Private driveway, double garage, two storey stone barn and single storey workshop/annexe potential (STP)
- 0.25 acre plot with lawn, striking views towards Dartmoor National Park and a large vegetable patch



Lovingly maintained by the same family for over a century, this remarkable former village post office has evolved into a spacious and character-filled family home. Steeped in local history and nestled within a picturesque Devon setting, the property not only offers comfortable living today but exciting potential for future expansion (subject to the necessary planning consents). Set within a generous 0.25-acre plot and enjoying far-reaching views towards Dartmoor National Park, this is a rare opportunity to acquire a truly special home.

Upon arrival, a welcoming porch provides the perfect buffer from the outside world and leads into a wide, light-filled hallway, setting the tone for the generous proportions found throughout. From here, double doors open into a beautiful dual-aspect sitting room, where natural light floods in and a feature fireplace creates a cosy focal point — ideal for relaxing evenings with family or friends.

Adjoining the sitting room is a separate dining area, which once served as the village's post office. This charming space now overlooks the rear garden and is perfect for formal entertaining or family gatherings. The kitchen is well-appointed with a range of modern wall and base units, integrated appliances, and a practical breakfast bar — ideal for casual dining. A door from the kitchen opens onto the rear garden and provides access to a large utility room, offering additional storage and laundry facilities.

Upstairs, a spacious landing leads to three generously proportioned bedrooms, a family bathroom, and a separate shower room. The principal bedroom boasts built-in wardrobes and enjoys wonderful views over the garden towards the rolling hills of Dartmoor beyond. The second bedroom is another comfortable double with ample room for freestanding furniture, while the third bedroom connects seamlessly to a sizeable dressing area complete with extensive built-in storage — perfect for those needing a home office or walk-in wardrobe.

The family bathroom has been tastefully updated with a modern three-piece suite, including a shower over the bath. There's also an airing cupboard for added storage. Above the kitchen, behind the shower room, lies a spacious loft void featuring three Velux windows, full insulation, and a high ceiling. This hidden gem offers excellent potential to create a generous fourth double bedroom or a home office (subject to planning).

Externally, the home continues to impress. A private driveway leads from the quiet parish road to a double garage, providing ample off-road parking. Attached to the main house is a charming two-storey stone barn brimming with potential for conversion into additional living accommodation or a self-contained annexe (subject to planning). Also on the grounds is a detached single-storey barn and a former cooling house, currently used as a workshop, which could be repurposed into a home office, studio, or even a holiday let — again, subject to the appropriate consents.

To the rear of the property lies a private, well-tended lawned garden bordered by mature planting, enjoying panoramic countryside views stretching towards Dartmoor. For keen gardeners or those seeking a taste of the good life, a large and productive vegetable patch sits beyond the lawn, offering ample space for growing your own produce in a tranquil setting.

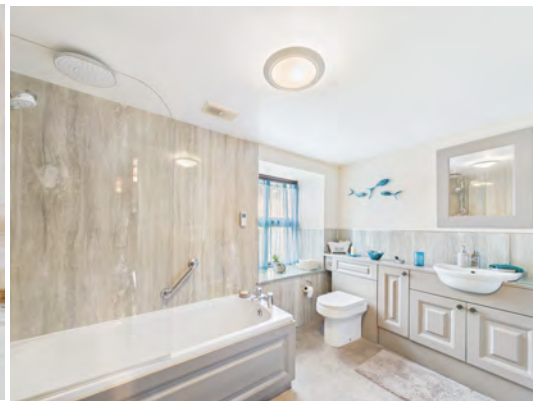
In summary, this captivating period home combines history, charm, and practical modern living in equal measure. With versatile outbuildings, generous accommodation, and fantastic potential for expansion, this is a unique opportunity for those seeking a character home in a truly idyllic rural location.



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Situated in a rural location within the Parish of Broadwoodwider, Liffon. It is very much an agricultural area. The nearest village with amenities is Liffon, which boasts a Post Office/ General Store, public house, two hotels, restaurant, garden nursery, Doctors surgery, village primary school and Parish Church. The nearest town is Launceston.

Launceston is the ancient capital of Cornwall and boasts a number of historical buildings including the Norman castle and Victorian Guildhall and Town Hall. There is a wide variety of shopping available both in the town centre and the out of town retail park (both independently and nationally owned) together with a range of service businesses, medical facilities and schooling at both primary and secondary levels (private and state sector). The town has a good sports centre, many clubs and societies catering for a wide variety of interests and two 18 hole golf courses within 3 miles.



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