



Bond
Oxborough
Phillips

Changing Lifestyles

Long Close
East Putford
Holsworthy
Devon
EX22 7UQ

Asking Price: £450,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Long Close, East Putford, Holsworthy, Devon, EX22 7UQ



- DETACHED BUNGALOW
- LARGE KITCHEN/DINER WITH ADJOINING PANTRY
 - 2 RECEPTION ROOMS
 - 4 DOUBLE BEDROOMS
- EXTENSIVE OFF ROAD PARKING AREA
- 4 ACRES OF GENTLY SLOPING LAND
 - QUIET AND RURAL LOCATION
- RARE AND EXCITING RENOVATION PROJECT
- WELL SUITED FOR THOSE LOOKING FOR A SMALL HOLDING OR EQUESTRIAN SET UP
- FOUNDATIONS LAID FOR SINGLE GARAGE
- AVAILABLE WITH NO ONWARD CHAIN



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Overview

BY APPOINTMENT WITH BOND OXBOROUGH PHILLIPS HOLSWORTHY ONLY!

Long Close is a large detached bungalow offering spacious and versatile accommodation, now in need of modernisation throughout. The residence features a generous kitchen/dining room with adjoining pantry, a separate living room and snug, four double bedrooms, a family bathroom, cloakroom, and a useful utility room.

Set in a peaceful and rural location, the property enjoys a wonderful sense of tranquillity while remaining conveniently close to the popular village of Bradworthy, which offers an extensive range of amenities.

One of the standout features of Long Close is the approximately four acres of gently sloping grazing land — ideally suited to those seeking a smallholding, equestrian use, or simply space to enjoy the countryside lifestyle.

With no onward chain and an abundance of potential, Long Close presents a truly unique opportunity to create a dream home in a beautiful rural setting.

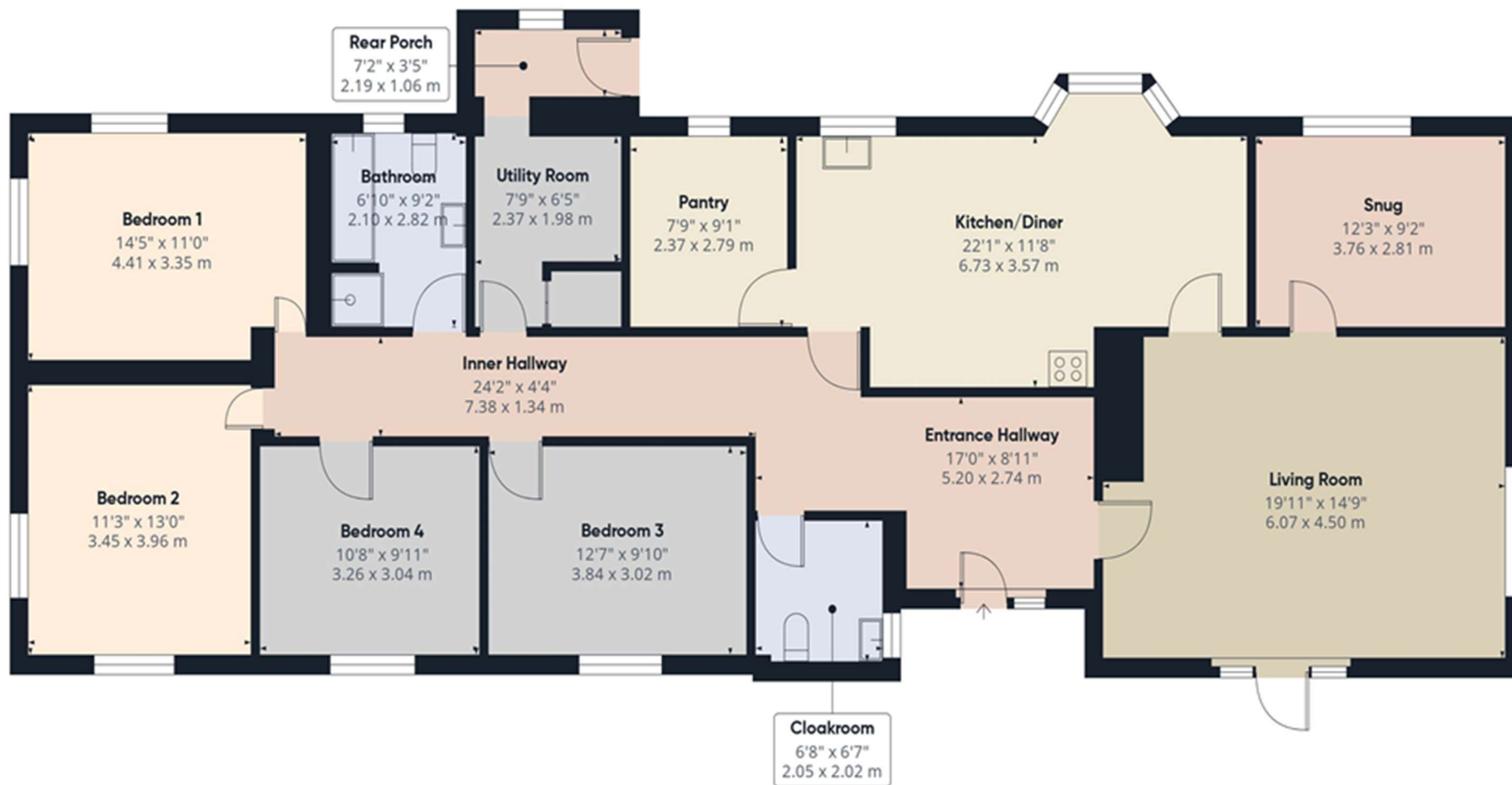
Garage - Foundations for a single garage were laid. The single garage foundations are situated directly in front of the entrance drive as you enter the property, and is connected to the residence by the snug and living room.

Services - Mains water and electric. Private drainage. Electric radiators and solid fuel Rayburn.

EPC Rating - EPC - Current (25F), Potential (83B)

Council Tax Banding - Council Tax Band E (please note the council bands may be subject to reassessment).

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.

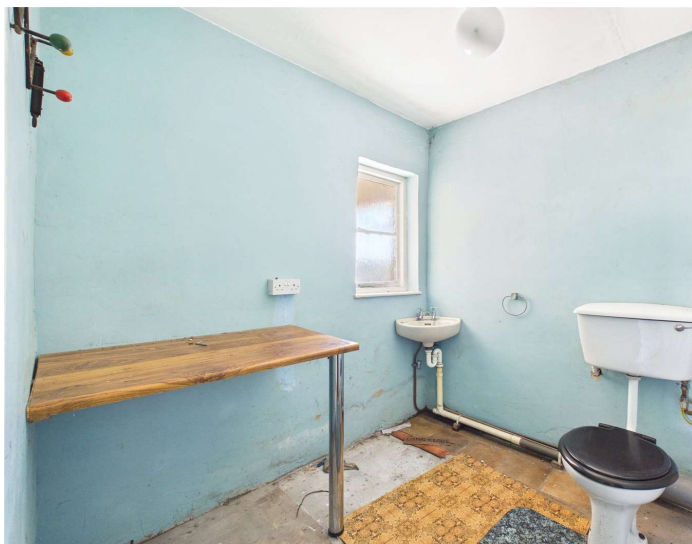
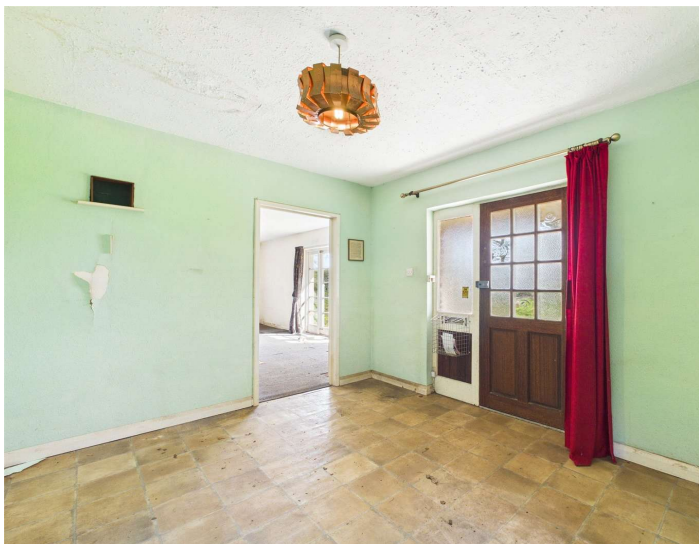


Approximate total area⁽¹⁾

1696 ft²
157.6 m²

(1) Excluding balconies and terraces

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Area Information

The property is situated at "Mambury Cross" which is a cluster of country homes being particularly well served by the village of Bradworthy which is about 2 1/2 miles away. This very popular and self-contained village caters particularly well for the locality with an outstanding range of local shops including a butchers, post office, general stores, vets etc. As well as doctors surgery, bowling green, garages, popular pubs, well supported village hall and is home to the highly respected Primary Academy School. The larger towns of Holsworthy, Torrington and Bideford are all within about a 30 minute drive and from Bideford the North Devon link road provides a speedy connection to the M5 near Tiverton. Nearby coastal town Bude is also within a 35-minute drive which offers various beautiful beaches.



Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP garage, turn right signed Bradworthy/Chilsworthy. Upon reaching Bradworthy Square turn right signed Bideford. After 2.7 miles you will reach Parsonage Cross and here be sure to take the right hand turning signed West & East Putford. Follow this country road for some 0.7 miles and having just crossed over River Torridge and bear right proceeding up the hill and the property will be found on left after about 0.75 miles with a Bond Oxborough Phillips "For Sale" board clearly displayed.

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.

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

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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

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

