



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Churchtown House  
Virginstow  
Beaworthy  
Devon  
EX21 5DZ

**Asking Price: £580,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@bopproperty.com**

Churchtown, Virginstow, Beaworthy, Devon, EX21 5DZ



- IMMACULATELY PRESENTED HOUSE
- EXTENSIVELY RENOVATED THROUGH OUT
  - 4/5 BEDROOMS
- LARGE OFF ROAD PARKING AREA
  - DOUBLE GARAGE
- 0.61 ACRE PLOT WITH 2 GARDENS
- BEAUTIFUL BLEND OF MODERN AND CHARACTER FEATURES



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**Bond Oxborough Phillips are delighted to present this beautifully renovated and immaculately maintained five-bedroom residence, offering exceptionally spacious and versatile accommodation throughout. Lovingly restored and thoughtfully modernised, this impressive home blends contemporary comforts with charming original character.**

**Upon entering, you are welcomed by a generous entrance hallway—an ideal space for everyday essentials. From here, a cosy snug provides a flexible additional reception area, perfect as a reading room, playroom or home office. The home then opens into a superbly proportioned living room, bathed in natural light from dual-aspect rear windows and offering an inviting setting for relaxing or entertaining.**

**Adjacent to the living room sits a characterful dining room featuring exposed beams and a delightful feature fireplace. This versatile room is equally suited to formal dining or could serve as a spacious ground-floor bedroom if required.**

**The kitchen beautifully balances traditional charm with modern convenience. Complete with an integrated fridge/freezer, integrated dishwasher, and an inset Rangemaster cooker with extractor fan, this inspiring space is perfect for keen cooks and enthusiastic hosts.**

**Continuing through the ground floor, a well-appointed utility room provides ample space for appliances, illuminated by a Velux skylight. This leads to a stylish downstairs shower room fitted with a low-flush WC and pedestal basin. A useful store room and a workshop complete the ground-floor layout, ideal for hobbies or additional storage.**

**Ascending to the first floor, a generous landing gives access to four excellent bedrooms. Mid-staircase, a charming doorway opens into a discreet study—perfect for remote working or quiet moments. The master bedroom comfortably accommodates a double bed (or larger) with space for further furnishings, while three additional double bedrooms offer great flexibility for family, guests, or hobbies.**

**The superbly renovated family bathroom combines luxury with character, featuring a freestanding bathtub, a large walk-in shower, and a stylish vanity with storage. Dual Velux skylights and a frosted window fill the room with natural light, while reclaimed original timbers add a wonderful rustic touch.**

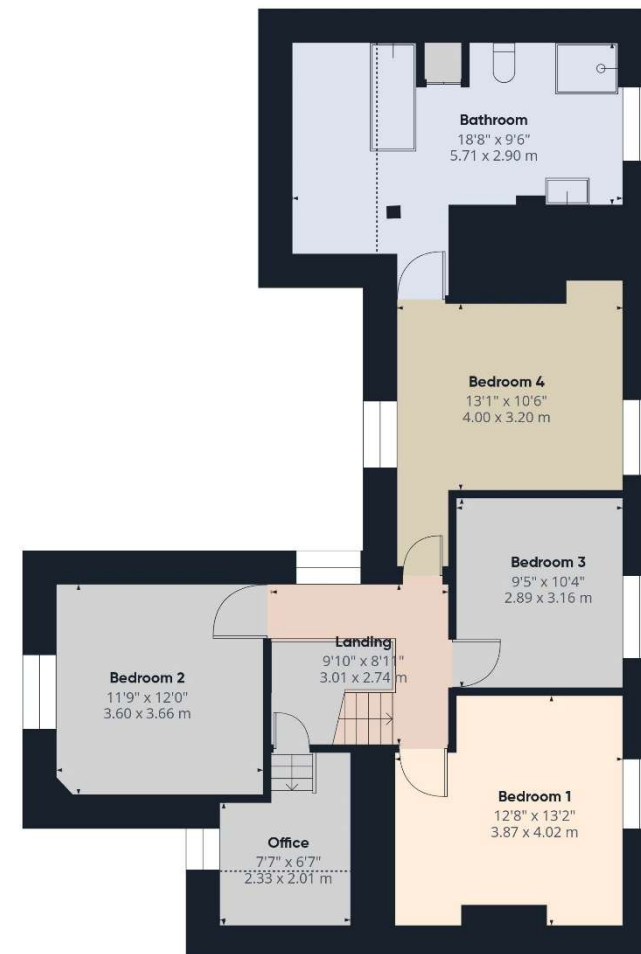
**Outside, this property continues to impress. Extensive off-road parking accommodates multiple vehicles with ease, supplemented by a substantial double garage—ideal for car enthusiasts or anyone requiring a generous workshop space. The plot extends to approximately 0.61 acres, with gardens to both sides of the property.**

**To the left, a spacious patio area provides a fantastic setting for al-fresco dining, conveniently accessed from the living room—perfect for summer evenings with good food, great company and a full glass in hand. At the top of the garden, a dedicated vegetable patch awaits those keen to grow their own produce.**

**To fully grasp the scale, quality craftsmanship and beautifully balanced blend of modern living and traditional character, a personal viewing is strongly recommended; only then can you appreciate the unique appeal and impeccable presentation of this outstanding residence.**



Floor 0



Floor 1

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## Area Information

Nestled in the peaceful, rolling countryside of Torridge, North Devon, Virginstow is a charming and tranquil rural parish, offering the very best of country living. The small knit community provides a sense of seclusion and serenity but remains well-connected to key local amenities and picturesque nearby towns.

Though Virginstow itself is small, a number of neighbouring villages and hamlets contribute to a broader rural community with shared amenities. St Giles-on-the-Heath, a short drive away, offers convenient local facilities including a general store, post office, a country pub and a well-regarded primary school. Ashwater, Clawton and Quoditch also lie in the surrounding area, each with their own quietly idyllic charm and countryside appeal.

Holsworthy, a nearby traditional North Devon market town, provides a welcoming community atmosphere with a wide range of everyday facilities. Here you will find supermarkets, independent shops, cafés, pubs, a leisure centre, well-regarded schools, and the popular weekly pannier market. The town benefits from strong agricultural roots and a friendly, relaxed pace of life, making it a much-loved hub for surrounding villages.

Just a short drive to the west lies Bude, one of Cornwall's most desirable coastal destinations. Famous for its stunning beaches, dramatic clifftop walks and family-friendly seaside charm, Bude offers excellent recreational opportunities all year round. Whether you enjoy surfing, sea swimming, exploring rock pools, or simply taking in the breath-taking coastal scenery, Bude has something for everyone. The town also provides a range of supermarkets, boutiques, restaurants, cafés, and well-rated schools, ensuring convenience alongside lifestyle appeal.

**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.

**Services** - Mains water and electricity. Oil fired central heating and private drainage.

**EPC Rating** - The EPC Rating for the property is currently an 'E' (44) with potential to increase to a 'C' (75).

**Council Tax Band** - The Council Tax Band for the property is currently a 'F' (please note this council band may be subject to reassessment).

## Directions

From Bond Oxborough Phillips in Holsworthy, proceed South along the A388 towards St. Giles On The Heath for approximately 9 Miles. Just after the Post Office on the right-hand side, take the next left turning towards 'Virginstow'. For approximately 2.4 Miles, follow Tower Hill Road where you will then find a left hand turn. Take this turning and follow the road for approximately 0.7 Miles where the property will then be found on the right hand side with a Bond Oxborough Phillips 'For Sale' sign 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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### 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		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

