

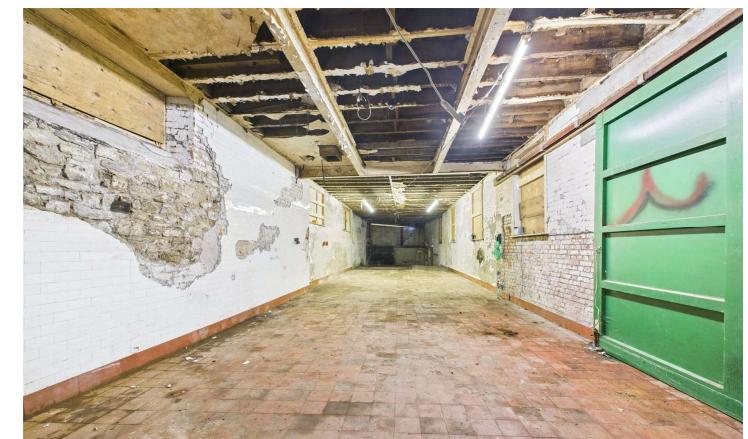
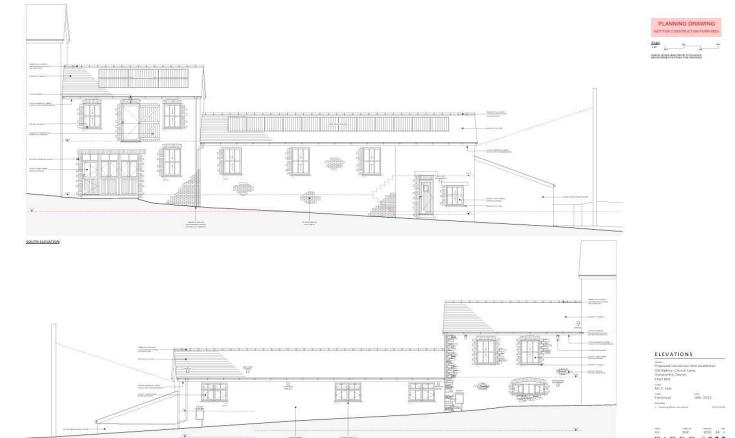


Bond
Oxborough
Phillips

Changing Lifestyles

The Old Bakery
Church Lane
Holsworthy
Devon
EX22 6EG

Asking Price: £180,000 Freehold



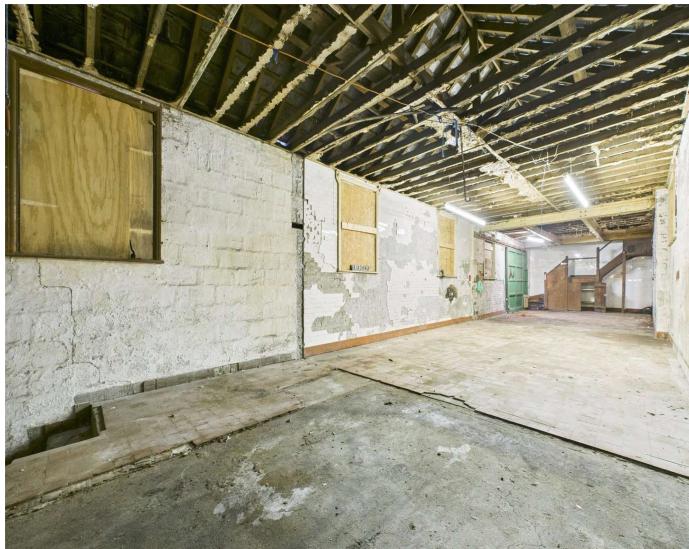
Changing Lifestyles

01409 254 238

holsworthy@boproperty.com



- RARE & EXCITING OPPORTUNITY
- FORMER BAKERY
- FULL PLANNING PERMISSION TO CONVERT INTO TWO 2 BEDROOM RESIDENTIAL UNITS
- INTERNAL VIEWING HIGHLY RECOMMENDED
- HISTORIC INDUSTRIAL BUILDING
- TOWN CENTRE LOCATION
- EPC: TBC
- Council Tax Band: TBC



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Overview

A rare opportunity to acquire a historic former industrial building situated within the thriving market town of Holsworthy. The Former Bakery is offered with full planning permission for conversion into two thoughtfully designed two-bedroom residential dwellings. An internal inspection is highly recommended to fully appreciate the character and potential of this unique building. All viewings are to be strictly accompanied by Bond Oxborough Phillips.

The approved plans for Unit 1 propose an attractive reverse-level layout, with two generous double bedrooms and a contemporary shower room located on the ground floor. Stairs lead to the first floor, which features a spacious open-plan kitchen, dining, and living area, ideal for modern living.

Unit 2 is the larger of the two proposed dwellings and will offer a versatile and well-considered layout. The ground floor comprises an impressive open-plan kitchen and living area with a vaulted ceiling, alongside a double bedroom with an en suite shower room. The lower level provides a utility room with WC and an additional store room, offering flexibility for a variety of uses. The first floor is dedicated to a master bedroom with its own en suite facilities. Unit 2 is further enhanced by the inclusion of the existing attached garage to the side of the property.

Location

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

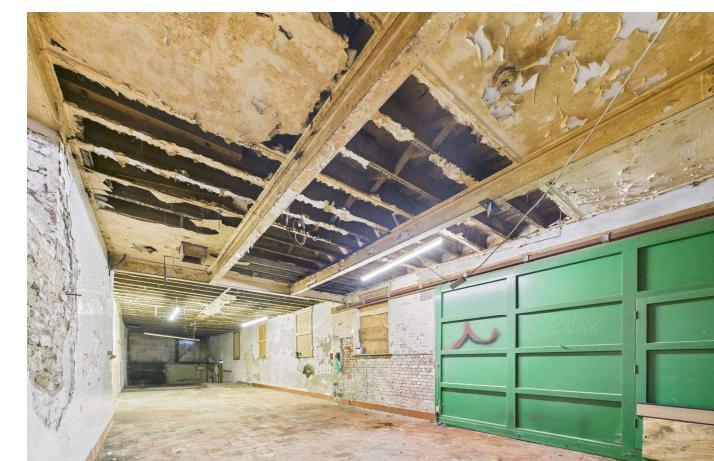
SERVICES - Mains water, electricity, and drainage.

PLANNING - The full planning details can be found on the Torridge District Council website using planning reference number: 1/0279/2023/FUL

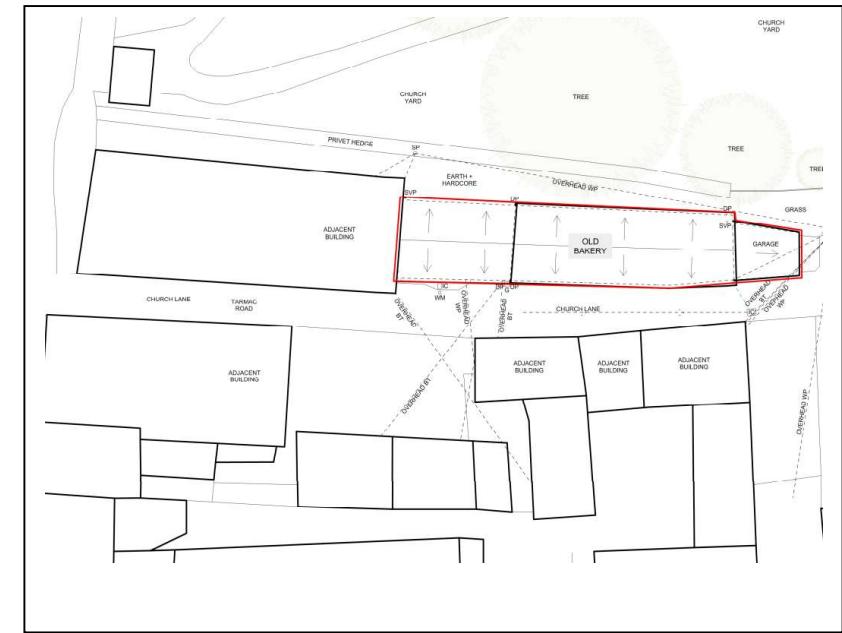
AGENTS NOTE - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.

Directions

From our office proceed directly across the road between "The Hair Shop" and "Filter Through". Continue down Church Lane where upon The Old Bakery will be found halfway along on the left hand side.



Proposed floorplan



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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