



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Ashdene Court  
Bradford  
Holsworthy  
Devon  
EX22 7AA

**Asking Price: £475,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



- STUNNING BARN CONVERSION
- CHARMING CHARACTER FEATURES THROUGHOUT
- 4 DOUBLE BEDROOMS, 4 ENSUITES
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES & DOUBLE CAR PORT
- WORKSHOP, STORAGE SHED & SUMMER HOUSE
- COURT YARD GARDEN AND 1/3RD OF AN ACRE PADDOCK
- STUNNING PANORAMIC COUNTRYSIDE VIEWS



Nestled within the Devon countryside setting with far-reaching panoramic views, this impressive barn conversion offers a wonderful opportunity to acquire a characterful home in a truly enviable location. Rich in charm and original features, the property retains the timeless appeal of its agricultural heritage, creating a warm and inviting atmosphere throughout.

The accommodation is generous and well-proportioned, comprising four double bedrooms, each with its own en suite, providing excellent flexibility for family living or visiting guests. Two spacious reception rooms offer versatile living and entertaining areas, perfectly suited to both everyday life and special occasions. The current sellers have made many improvements over the years, including 2 recently installed ensuite Shower Rooms.



Externally, the property benefits from ample off-road parking for several vehicles in addition to a double car port. A charming courtyard garden provides a private outdoor retreat, while the adjoining one-third of an acre paddock enhances the rural lifestyle on offer. All of this is set against a backdrop of stunning open countryside, making this a rare and appealing opportunity for those seeking space, character and spectacular views.

**A viewing is highly recommended!**



## Situation

The pretty and unspoilt hamlet of Bradford nestles amidst rolling Devon farmland close to the river Torridge valley, it has a highly regarded primary school and well supported modern village hall. It is only a short drive from the bustling market town of Holsworthy which caters particularly well for the locality whilst Okehampton/A30 and Dartmoor is only about 16 miles. Bude and the spectacular north Cornish coast is some 15 miles and the neighbouring village of Shebbear with its well known private school is about 4 miles distant.

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road for about 5 miles, at the Bickford Arms turn left signed Shebbear. Follow this road for approximately a mile, turning right just after the National Trust site of Dunsland. Continue down the private lane, and Ashdene Court will be found on the left hand side with its name plaque clearly displayed.



Ashdene Court, Bradford, Holsworthy, Devon, EX22 7AA

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# Internal Description

**Entrance Hall** - 18'9" x 6'2" (5.72m x 1.88m)

**Kitchen/Dining Room** - 14'10" x 13'7" (4.52m x 4.14m)

**Living Room** - 20'11" x 15'3" (6.38m x 4.65m)

**Second Reception Room/Bedroom 4** - 11'10" x 10'5" (3.6m x 3.18m)

**Utility Room** - 10'6" x 7'11" (3.2m x 2.41m)

**Office** - 14'9" x 8'9" (4.5m x 2.67m)

**Cloakroom** - 4'5" x 2'6" (1.35m x 0.76m)

**Bathroom** - 6'8" x 5'7" (2.03m x 1.7m)

**First Floor Landing** - 17'5" x 3'6" (5.3m x 1.07m)

**Bedroom 1** - 15'8" x 12'1" (4.78m x 3.68m)

**Ensuite Shower Room** - 7'2" x 3'1" (2.18m x 0.94m)

**Bedroom 2** - 11'10" x 11'4" (3.6m x 3.45m)

**Ensuite Shower Room** - 5'5" x 2'11" (1.65m x 0.9m)

**Bedroom 3** - 12'11" x 11'8" (3.94m x 3.56m)

**Ensuite Shower Room** - 5'8" x 2'9" (1.73m x 0.84m)

**Cloakroom** - 3'7" x 2'10" (1.1m x 0.86m)

**Workshop** - 13'04" x 11'07" & **Storage Shed** - 8'07" x 3'10"

**Services** - Mains water and electric. Shared private drainage and oil-fired central heating. Fibre connected.

**EPC Rating** - EPC rating D (56) with the potential to be a B (85). Valid until August 2034.

**Council Tax Banding** - Council Tax Band 'E' {please note this council band 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.

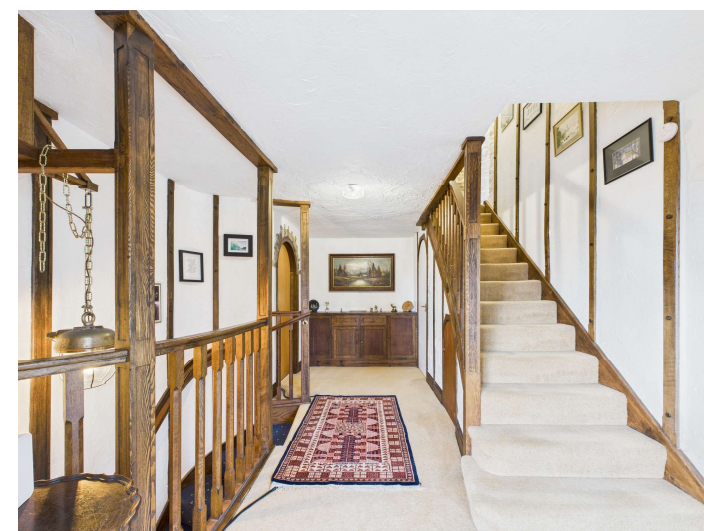
**Agents Note** - The plan of the land is indicated to be a good guide of what is being sold. The vendors solicitor will confirm precise boundaries upon agreement of sale.



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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.

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

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Please do not hesitate to contact  
the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

