



Bond
Oxborough
Phillips

Changing Lifestyles

Highwood
Station Road
Halwill Junction
Beaworthy
Devon
EX21 5XB

Asking Price: £425,000
Freehold



Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com



- SEMI DETACHED MAIN RESIDENCE
- 3 BEDROOMS
- DETACHED 1 BED ANNEXE
- EXTENSIVE OFF ROAD PARKING AREA
- DETACHED SINGLE GARAGE
- GENEROUS GARDEN
- WALKING DISTANCE TO A RANGE OF AMENITIES
- GREAT LINKS TO HOLSWORTHY, OKEHAMPTON/A30 AND THE NORTH CORNISH COASTLINE



This charming semi-detached character home offers versatile and well-presented accommodation, complemented by a superb detached annexe, making it ideal for multi-generational living or potential income opportunities.

The main house features a kitchen/diner, separate utility room, shower room and cloakroom, while the living room is a particular highlight, boasting a delightful feature wood-burning stove that creates a warm and inviting atmosphere. To the first floor are three well-proportioned bedrooms.



The detached annexe provides further flexible living space, comprising an open-plan kitchen/diner/living room, utility room, one bedroom, shower room and a garden room, perfect for guests, extended family or home working.

Externally, both the house and annexe occupy a generous plot, benefitting from a detached garage, extensive off-road parking and attractive outdoor space.

Situated in the sought-after village of Halwill Junction, the property enjoys a convenient location being within walking distance of a range of local amenities. The village also offers excellent transport links to Holsworthy, Okehampton, the A30 and the stunning North Cornish coastline.



Changing Lifestyles

01409 254 238

holsworthy@boproperty.com



Situation

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road for approximately 3 miles, upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for approximately 4 miles, crossing the roundabout in the centre of Halwill Junction, Highwood will be found after a short distance on the left hand side with a "for sale" board clearly displayed.



Internal Description

Main House

Entrance Hall - 9'1" x 3'3" (2.77m x 1m)

Kitchen/Diner - 15'4" x 8'5" (4.67m x 2.57m)

Living Room - 12'11" x 11'4" (3.94m x 3.45m)

Shower Room - 5'7" x 5'2" (1.7m x 1.57m)

Cloakroom - 4'11" x 2' (1.5m x 0.6m)

Utility Room - 8'8" x 5'6" (2.64m x 1.68m)

First Floor Landing - 6'4" x 2'11" (1.93m x 0.9m)

Bedroom 1 - 14'7" x 8'5" (4.45m x 2.57m)

Bedroom 2 - 11'5" x 8'1" (3.48m x 2.46m)

Bedroom 3 - 8'4" x 6'5" (2.54m x 1.96m)

Annexe

Open plan Kitchen/Dining/Living Room - 15'9" x 11'9" (4.8m x 3.58m)

Bedroom - 13'5" x 9'11" (4.1m x 3.02m)

Garden Room - 9'4" x 8'7" (2.84m x 2.62m)

Shower Room - 9'9" x 3'9" (2.97m x 1.14m)

Utility Room - 9'5" x 4'6" (2.87m x 1.37m)

Garage - 22'4" x 10'8" (6.8m x 3.25m)

EPC Rating - EPC rating D (58), with the potential to be B (82). Valid until August 2029.

Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.

Services - Mains water, electric and drainage.

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.



Highwood, Station Road, Halwill Junction, Beaworthy, Devon, EX21 5XB

Changing Lifestyles



Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com

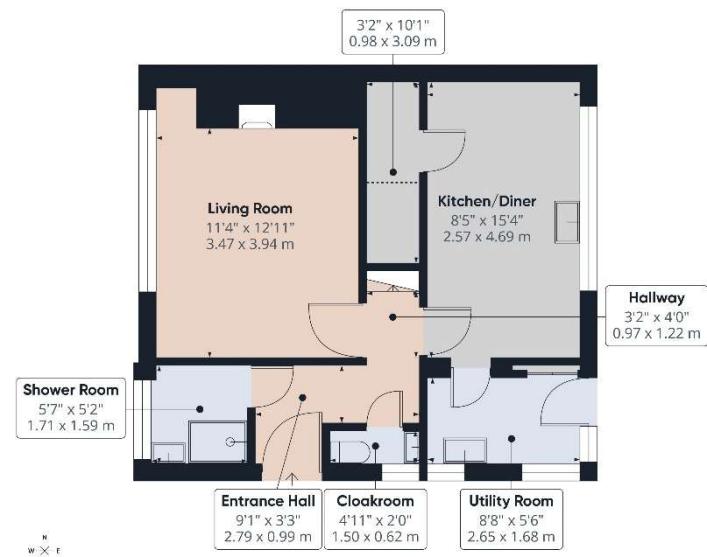
Highwood, Station Road, Halwill Junction, Beaworthy, Devon, EX21 5XB



Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com



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.

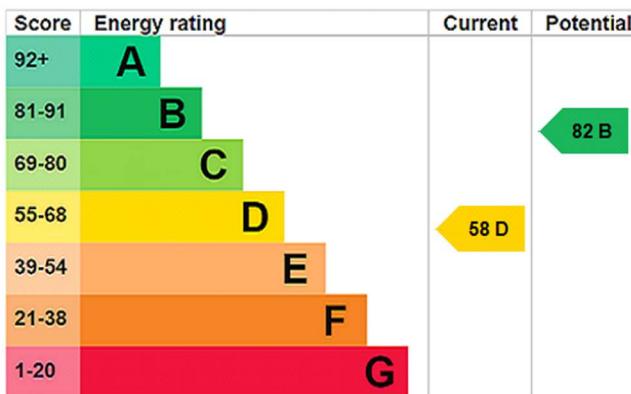
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of 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.

Changing Lifestyles

01409 254 238

holsworthy@boproperty.com

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



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.

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

