

Highwood  
Station Road  
Halwill Junction  
Beaworthy  
Devon  
EX21 5XB

**Offers Over: £400,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

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



- 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.**



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### 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.



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# 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.



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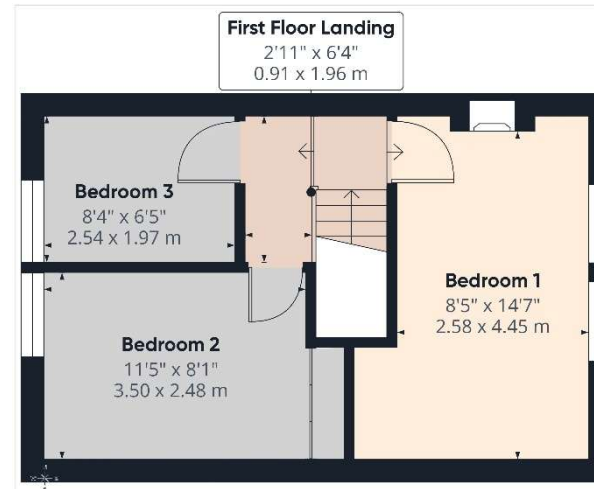
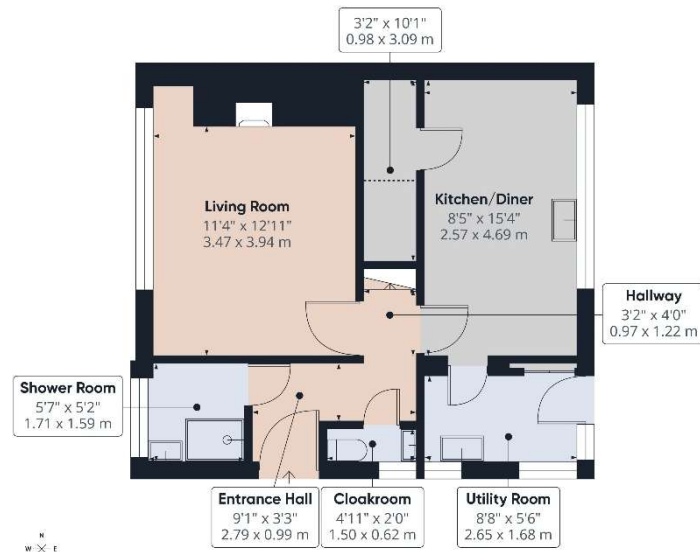


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## We are here to help you find and buy your new home...

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Please do not hesitate to contact  
the team at Bond Oxborough  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

