



Bond
Oxborough
Phillips

Changing Lifestyles

Evelyn House
Week St. Mary
Holsworthy
Cornwall
EX22 6UP

Asking Price: £375,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Evelyn House, Week St. Mary, Holsworthy, Cornwall, EX22 6UP



- Spacious four bedroom detached home
- Well-presented and modern accommodation throughout
- Generous living room with wood-burning stove and garden access
- Large kitchen/dining room ideal for family life and entertaining
- Useful study – perfect for home working
- Ample off-road parking for multiple vehicles
- Fully enclosed rear garden with patio seating area
- Pleasant village location within reach of countryside and coast



Situated within the popular village of Week St Mary, Evelyn House is a well-presented and spacious four bedroom detached home offering modern, well-balanced accommodation ideal for family living. The property enjoys a tucked-away feel with ample off-road parking, an integral garage/store, and an enclosed rear garden, making it both practical and inviting.

The accommodation is light, well maintained and thoughtfully arranged. A welcoming entrance hall leads through to a generous living room featuring a wood-burning stove and French doors opening onto the rear garden, creating a lovely connection between indoor and outdoor living. To the rear of the property, the impressive kitchen/dining room provides an excellent social space with ample work surfaces, fitted appliances and room for a family dining table. A separate utility room, ground floor WC, and a versatile study—ideal for home working—add to the practicality of the ground floor layout.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for growing families, guests, or those needing additional workspace.

Externally, the property is approached via a large driveway providing extensive parking for multiple vehicles, in addition to the garage/store. The rear garden is fully enclosed, mainly laid to lawn with a patio seating area—perfect for outdoor dining and entertaining—along with useful storage and space for families or pets to enjoy.

Evelyn House offers a wonderful opportunity to acquire a modern, spacious home in a desirable village setting, within easy reach of the North Cornish coastline and surrounding countryside.



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Entrance Porch - 2'7" x 6'6" (0.79m x 1.98m)

Entrance Hall - 3'3" x 6'11" (1m x 2.1m)

Kitchen/Dining Room - 23'2" x 9'3" (7.06m x 2.82m)

Utility Room - 6'4" x 5'2" (1.93m x 1.57m)

Living Room - 17'5" x 11' (5.3m x 3.35m)

WC - 3'1" x 4'9" (0.94m x 1.45m)

Study - 7'8" x 9' (2.34m x 2.74m)

First Floor Landing

Bedroom 1 - 14' x 11' (4.27m x 3.35m)

Ensuite - 5'9" x 5'2" (1.75m x 1.57m)

Bedroom 2 - 12'3" x 9'3" (3.73m x 2.82m)

Bedroom 3 - 14'8" x 10'2" (4.47m x 3.1m)

Bedroom 4 - 10'3" x 9'4" (3.12m x 2.84m)

Bathroom - 7' x 9'5" (2.13m x 2.87m)

Garage - 8'6" x 8'11" (2.6m x 2.72m)

Services - Mains gas, electric, water and drainage.

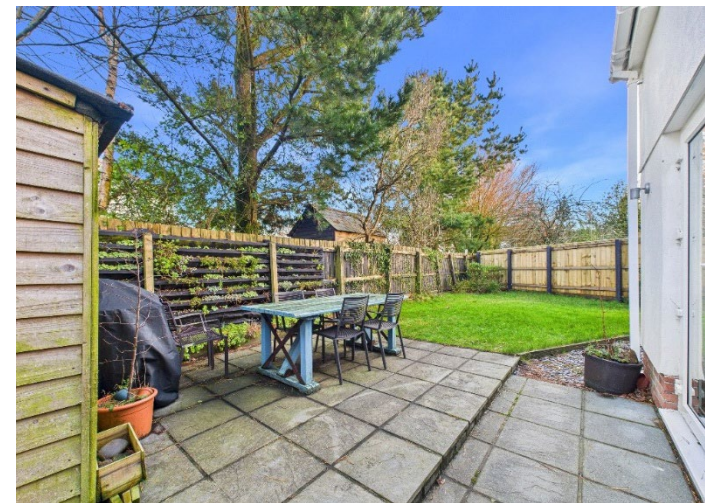
EPC - Rating C.

Council Tax - Band D.

Outside - Externally, Evelyn House is approached via a generous driveway providing ample off-road parking for multiple vehicles and access to the integral garage/store.

To the rear, the property enjoys a fully enclosed garden, designed for ease of maintenance and everyday enjoyment. A paved patio area adjoins the rear of the house, creating a perfect space for outdoor dining and entertaining, while the remainder is laid mainly to lawn offering space for children, pets or gardening. Timber fencing and mature boundary planting provide a good degree of privacy, and there is useful space for storage and outdoor equipment.

Anti-Money Laundering - 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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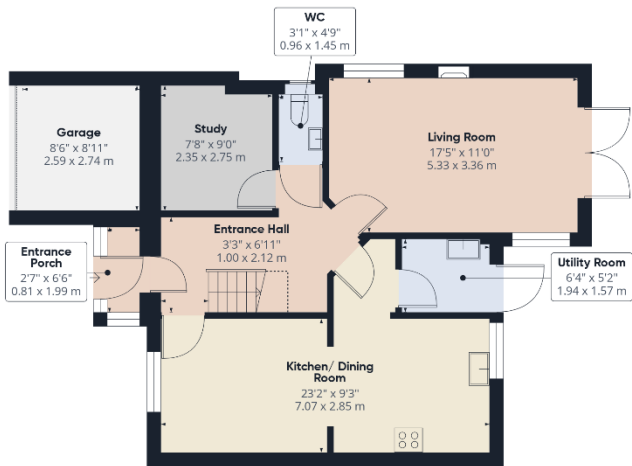


Have a property to sell or let?

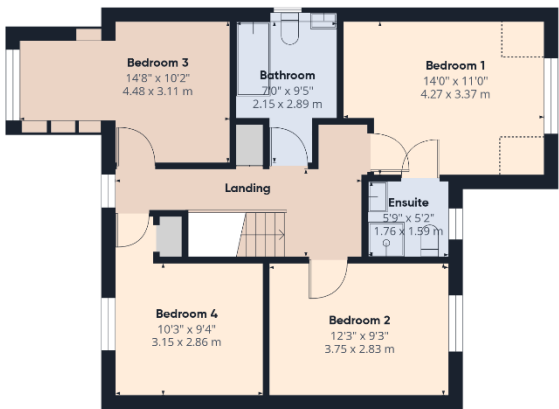
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1411 ft²
131.1 m²

Reduced headroom

31 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic
Ultrafast

20 Mbps
1800 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St Mary. Upon entering the centre of the village, turn right and proceed to the top of the hill whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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