



Bond
Oxborough
Phillips

Changing Lifestyles

1 Barton Close
Hollocombe
Chulmleigh
Devon
EX18 7QQ

Asking Price: £200,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

1 Barton Close, Hollocombe, Chulmleigh, Devon, EX18 7QQ



- Spacious Three Bedroom semi - detached
- Generous garden
- Separate ground floor toilet & bathroom
- Views
- On road Parking
- Peaceful Hollocombe location
- Double Glazed Throughout
- Electric Heating
- EPC - D



Welcome to Barton Close,
Are you a first-time buyer looking to take your first step onto the property ladder, or a buyer searching for an exciting project in a peaceful rural setting?

This is a rare opportunity to acquire a three-bedroom semi-detached home, located right in the heart of the hamlet of Hollocombe.

Offered to the open market for the very first time, this home occupies a fantastic wrap around plot, providing wonderful potential for keen gardeners and offering scope to extend (subject to the relevant planning permissions). From every angle of the garden there is a delightful outlook, with far-reaching views over the rolling Devon countryside to the front. - Parking is available opposite the property in a layby on a first-come, first-served basis.

Stepping inside, the property would now benefit from modernisation, but the space and potential are immediately apparent. The rooms are generously proportioned throughout.

On the ground floor, there is a separate WC and separate bathroom, with the kitchen positioned to the rear enjoying views over the side garden. The kitchen is well-equipped and offers access to a useful coal store, which could be converted into a utility room or even incorporated to create a larger kitchen/dining space, subject to any necessary consents.



From the entrance hall, you are led into a spacious lounge/diner that spans the full depth of the house, featuring both front and rear windows. The front window enjoys elevated views across treetops and rolling countryside, creating a wonderfully light and airy living space.

To the first floor, a large landing with a window allows natural light to flood in. Doors lead to three bedrooms. Bedroom one is generous, running the full depth of the property and offering built-in storage to the front a superb master bedroom. Bedroom two features a charming display cast iron fireplace and houses the airing cupboard containing the hot water cylinder.

Bedroom three is a single room positioned to the rear, enjoying garden views. The property benefits from upgraded Dimplex Quantum advanced electric heating on the ground floor and landing, the property is connected to mains electricity, water, and drainage. For those needing convenient transport links, access to Exeter is available via the Dolton bus stop, while rail connections can be found at Eggesford railway station. Whether you are seeking a tranquil countryside retreat or easy access to nearby coastal towns and amenities, this home in Hollocombe offers the best of both worlds. A property with potential, set in an idyllic rural setting early viewing is highly recommended

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Have a property to sell or let?

Directions

From Torrington take the A386 Okehampton road and at the bottom of the hill after leaving the town take the left turn onto the A3124 road to Winkleigh. After passing through the village of Beaford continue on passing Dolton Beacon Garage and the turn off for Stafford Moor Fishery. Take your next left signposted Hollocombe, at the first cross road Follow this lane following signs for the village. At the T junction turn left for Torrington/Dolton and then after a short distance (at Twelve Oaks Cross) turn left signposted to Higher Hollocombe, proceed down the hill and just after 1 Barton Close will be located on your right hand side.

If you are considering selling or letting your home, please contact us today on 01805 624 426 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.

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