



Bond
Oxborough
Phillips

Changing Lifestyles

Keel House
Meadowside
Whitstone
Holsworthy
Cornwall
EX22 6TA

Asking Price: £395,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- Detached three bedroom family home
- Spacious open-plan kitchen/living/dining area
- Flexible accommodation arranged over three floors
- Separate one-bedroom annexe (holiday let permitted)
- Ideal for additional income
- Modern energy-efficient features including air source heating
- Underfloor heating to the ground floor
- Mechanical ventilation with heat recovery system
- Enclosed, low-maintenance rear garden
- Off-road parking
- Village location with countryside views
- EPC: B
- Council Tax Band: C



An exciting opportunity to acquire a well-presented and highly versatile detached family home offering spacious accommodation arranged over three floors, together with the added benefit of a detached single-storey one-bedroom annexe currently permitted for use as a holiday let.

The main dwelling is entered via an entrance hallway leading through to an impressive open-plan kitchen/living space, forming the heart of the home. This light and sociable room is fitted with a contemporary range of units complemented by a central island and offers ample space for both dining and relaxation, with doors opening out to the rear garden.

The ground floor further benefits from a cloakroom and practical storage, while the property is equipped with modern energy-efficient systems including air source heating, underfloor heating to the ground floor and a mechanical heat recovery ventilation system. To the first floor are two well-proportioned bedrooms together with a family bathroom, while the second floor hosts a particularly spacious principal bedroom suite with generous proportions and flexibility of use, enjoying elevated views across the surrounding countryside.

Externally, the property offers off-road parking and enclosed gardens to the rear, designed for ease of maintenance and providing a pleasant outdoor seating area.

A standout feature of the property is the detached annexe, arranged as a one-bedroom unit with open-plan living accommodation and shower room facilities. The annexe currently has planning permission for use as a holiday let, offering an excellent opportunity for additional income or guest accommodation (subject to the relevant consents).

Overall, the property offers a superb blend of modern, energy-efficient living together with flexible accommodation, making it ideally suited to a range of buyers including families, those seeking multi-generational living or purchasers looking for an income-generating opportunity.





The property occupies a quiet location on the outskirts of the village which supports a post office/stores, primary school and places of worship. Whitstone itself lies close to the Devon/Cornwall border surrounded by unspoilt countryside and conveniently situated for the neighbouring towns of Holsworthy, Bude and Launceston all some 9/10 miles distant. Holsworthy is popular for its weekly market and range of traditional market town amenities including popular golf course, bowling green, swimming pool etc. Bude is renowned for its safe sandy surfing beaches and breathtaking coastline, whilst Launceston Cornwall's ancient capital has the benefit of the A30 dual carriageway providing a speedy link to the M5 motorway network and beyond.



Property Description

Entrance Hall - 8'5" x 6'3" (2.57m x 1.9m)

WC - 4'7" x 2'11" (1.4m x 0.9m)

Open Plan Kitchen/Living Area - 22'6" x 11'6" (6.86m x 3.5m)

First Floor Landing

Bedroom 2 - 13'9" x 11'8" (4.2m x 3.56m)

Bedroom 3 - 11'5" x 10'11" (3.48m x 3.33m)

Bathroom - 6'8" x 6'4" (2.03m x 1.93m)

Hallway

Second Floor

Bedroom 1 - 23'10" x 18'8" (7.26m x 5.7m)

Annexe - This separate annexe unit currently has planning to be used as a holiday let but offers further potential subject to the relevant planning permissions being obtained.

Entrance Hall

Kitchen/Living Area - 17'9" x 17'7" (5.4m x 5.36m)

Bedroom - 10'4" x 8'10" (3.15m x 2.7m)

Shower Room - 7'6" x 4'3" (2.29m x 1.3m)

Outside - The property is approached via a driveway providing off-road parking. The rear garden is enclosed and designed for ease of maintenance, featuring a combination of paved seating areas and artificial lawn, creating an ideal space for outdoor dining and relaxation with a useful shed.

Positioned within the garden is the detached single-storey annexe, offering additional accommodation currently arranged as a holiday let. The outside space provides a pleasant and private setting, ideal for both everyday use and entertaining.

Services - Mains electric, water and drainage. Air source heating, mechanical ventilation with heat recovery system.

EPC - Rating B

Council Tax - Band C

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.



Floorplan

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Annexe



Keel House, Meadowside, Whitstone, Holsworthy, Cornwall, EX22 6TA



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles and upon reaching Whitstone proceed through the village taking the right hand turn just after the village shop whereupon after a short distance Keel House will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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

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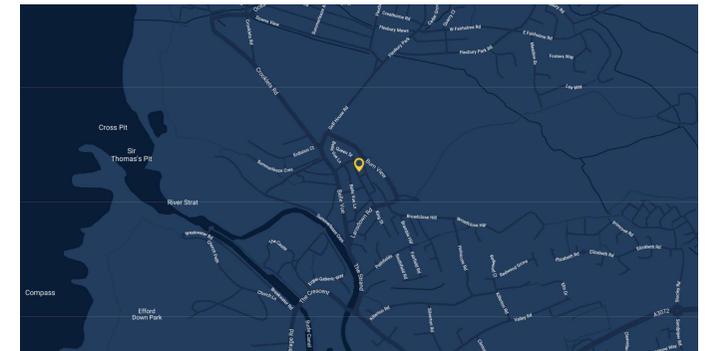
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