



Bond
Oxborough
Phillips

Changing Lifestyles

Petersville
Church Lane
Holsworthy
Devon
EX22 6EG

Asking Price: £435,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- DETACHED HOUSE
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- GENEROUS GARDEN
- STUNNING COUNTRYSIDE VIEWS
- NESTLED IN THE HEART OF HOLSWORTHY
- WALKING DISTANCE TO THE TOWN CENTRE
- SEPARATE PARKING, GARAGE, DOUBLE GARAGE AND WORKSHOP
- AVAILABLE WITH NO ONWARD CHIAN



Bond Oxborough Phillips are delighted to offer Petersville, a rare opportunity to acquire a charming detached residence nestled in the heart of the popular market town of Holsworthy. Conveniently situated within walking distance of a range of local amenities, the property enjoys a generous garden plot with a stunning outlook across the surrounding countryside and a picturesque lake below.

The accommodation is both spacious and versatile, comprising a modern kitchen/diner featuring an attractive fireplace with inset wood-burning stove, a separate dining room or second reception room, and a comfortable sitting room on the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.



Externally, Petersville continues to impress. In addition to the beautiful gardens, the property benefits from a separate parking area, a garage, double garage, and a substantial workshop, all located just a short distance from the main residence.

An internal viewing is highly recommended to truly appreciate this unique property.

Available with no onward chain.



Directions

From our Holsworthy office on foot proceed towards the church, turning right within a short distance down Church Lane. The property will be found within approximately 75 yards at the bottom on the right hand side, via a pedestrian path past Andora with a Bond Oxborough Phillips "For Sale" sign clearly displayed.

Situation

Petersville enjoys a stunning tucked away position in the heart of the bustling market town of Holsworthy, with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle. Travelling westwards, Bude and the North Cornish Coast is about 8 miles with its spectacular beaches and cliffside walks.



Internal Description

Rear Porch - 8'11" x 6'4" (2.72m x 1.93m)

Outside Cloakroom - 5'4" x 3'9" (1.63m x 1.14m)

Kitchen/Diner - 13'1" x 9'6" (4m x 2.9m)

Separate Dining Room or Living Room - 13'11" x 11'11"
(4.24m x 3.63m)

Sitting Room - 13'11" x 10'4" (4.24m x 3.15m)

Entrance Hall - 5'8" x 3'2" (1.73m x 0.97m)

First Floor Landing

Bedroom 1 - 14' x 10'4" (4.27m x 3.15m)

Bedroom 2 - 9'6" x 9'2" (2.9m x 2.8m)

Bedroom 3 - 12'8" x 9'8" (3.86m x 2.95m)

Bathroom - 8'6" x 8'2" (2.6m x 2.5m)

Double Garage - 22'3" x 12'2" (6.78m x 3.7m)

Workshop - 25'9" x 23'11" (7.85m x 7.3m)

Garage - 16'11" x 13'3" (5.16m x 4.04m)

Services - Mains water, electricity and drainage. Oil fired central heating.

EPC Rating - EPC rating E (43) with the potential to be C (72). Valid until April 2036.

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

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.

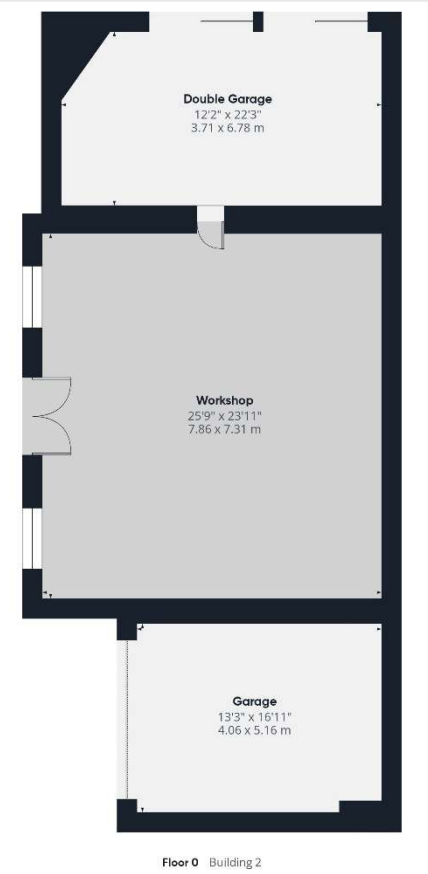
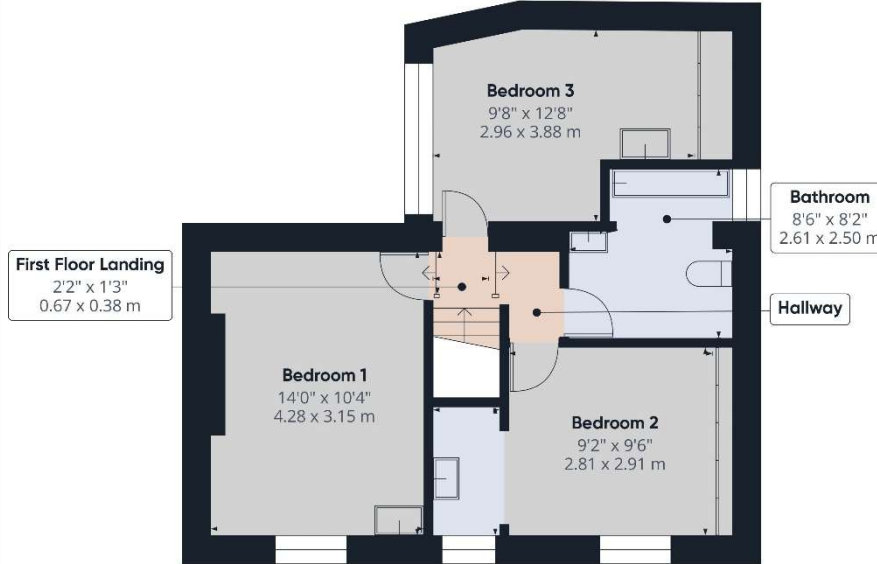
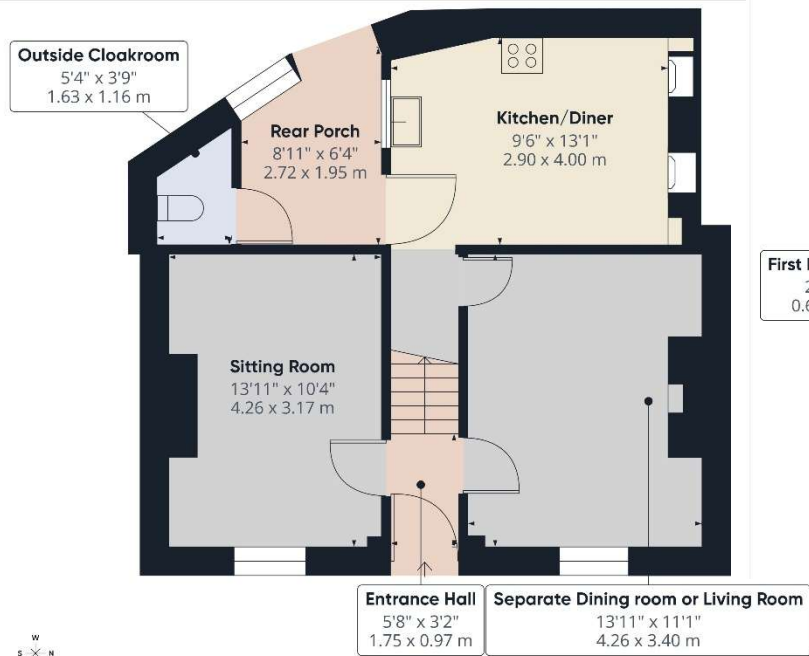


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

Petersville, Church Lane, Holsworthy, Devon, EX22 6EG

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

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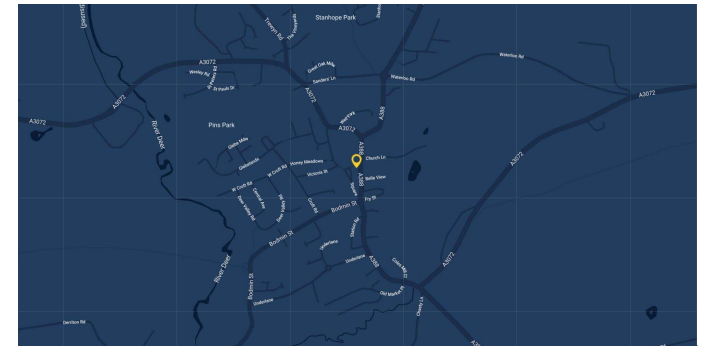
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 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

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for a free conveyancing quote and
mortgage advice.



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