

Andora
Church Lane
Holsworthy
Devon
EX22 6EG

Asking Price: £485,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

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



- 3 BEDROOM DETACHED RESIDENCE
- APPROXIMATELY 1 ACRE
- TOWN CENTRE LOCATION
- TUCKED AWAY POSITION
- SUPERBLY PRESENTED THROUGHOUT
- GARAGE AND PARKING
- STUNNING COUNTRYSIDE VIEWS
- BALCONY SEATING AREA
- WOOD BURNING STOVE
- EPC: D
- Council Tax Band: D



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Overview

A rare and exceptional opportunity to acquire this beautifully presented 3-bedroom reverse-level residence, ideally situated within the heart of the highly sought-after market town of Holsworthy. The town offers a comprehensive range of amenities, including well-regarded primary and secondary schooling, a Waitrose supermarket, an M&S Foodhall, and a popular local golf course.

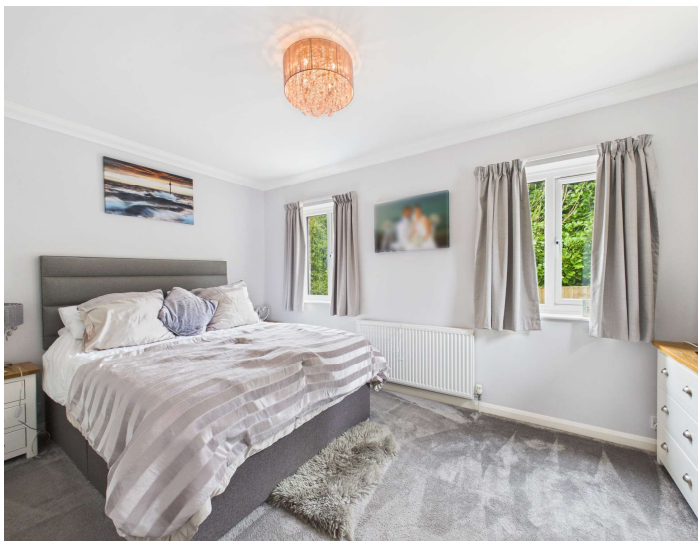
Upon entering the property at ground floor level, you are welcomed by a light-filled and spacious entrance hall, which leads through to an impressive open-plan living space. The contemporary kitchen is superbly appointed with a range of high-quality fitted appliances, complemented by elegant granite work surfaces and a central breakfast bar. This seamlessly flows into a striking dining and sitting area, where floor-to-ceiling glazed windows to the rear elevation perfectly frame the far-reaching countryside views. A modern wood-burning stove provides an attractive focal point, while the generous 'L'-shaped layout comfortably accommodates both formal dining and relaxed seating areas. A separate WC is located by the front door.

An enclosed balcony with sleek glass balustrading extends the living space outdoors, offering a sheltered and private setting ideal for al fresco dining, whilst enjoying the property's elevated outlook.

Also on this level are two well-proportioned dual-aspect double bedrooms and a stylishly presented family bathroom.

Stairs descend to the lower ground floor, where a further generously sized double bedroom can be found alongside an additional contemporary family bathroom. This level also benefits from integral access to an oversized garage, fitted with electric roller doors, and providing ample space for workshop and storage use.

Externally, the property is set within approximately one acre of beautifully maintained gardens, gently sloping down to a stream forming a natural boundary. A private driveway provides ample off-road parking, completing this highly desirable offering.



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

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 with a name plaque clearly displayed.

Location

Andora 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.

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

Agents Notes - A public footpath runs along the outside boundary of the garden on the northern side.

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.

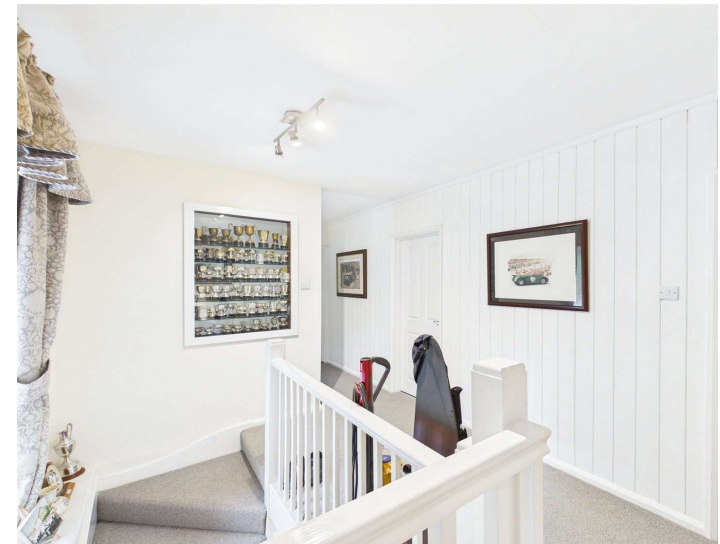


Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



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

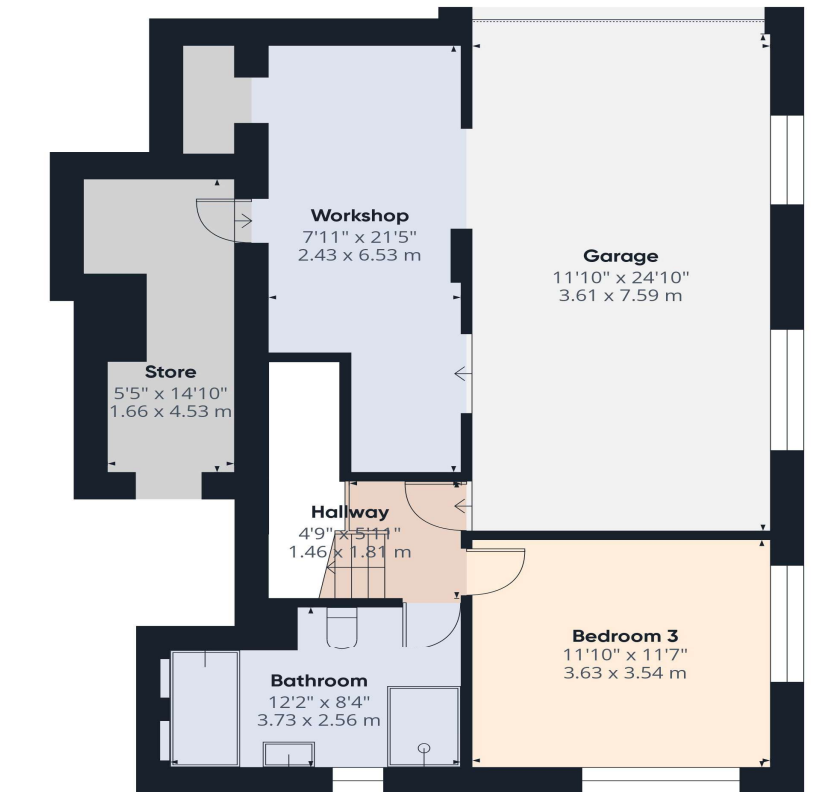
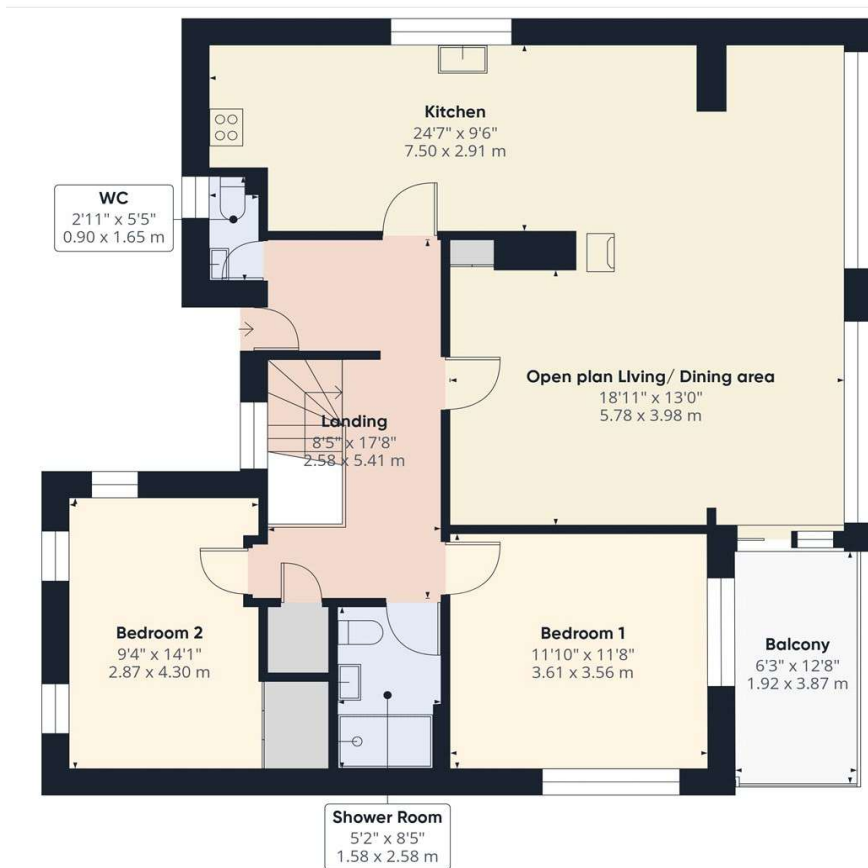


Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Floorplan



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.

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

Changing Lifestyles

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

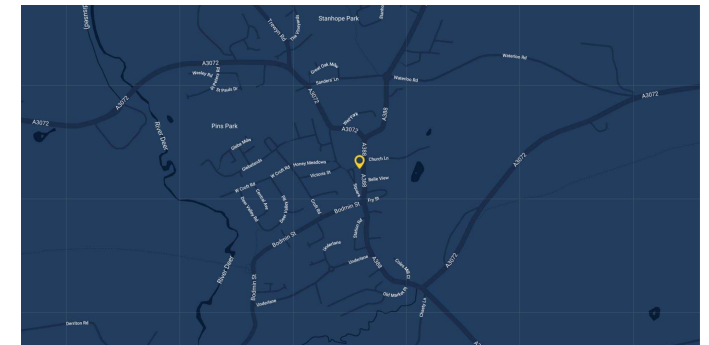
Have a property to sell or let?

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

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com