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Changing Lifestyles

The Old Cottage
Henderbarrow Corner
Halwill Junction
Beaworthy
Devon
EX21 5TN

Asking Price: £350,000
Freehold



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01409 254 238
holsworthy@bopproperty.com

The Old Cottage, Henderbarrow Corner, Halwill Junction, Beaworthy, Devon, EX21 5TN



- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE ACCOMMODATION
- 4 BEDROOMS, 1 ENSUITE
- LARGE REAR GARDEN
- EXTENSIVE OFF ROAD PARKING AREA
- POPULAR VILLAGE EDGE LOCATION
- GREAT LINKS TO OKEHAMPTON/A30, HOLSWORTHY AND THE NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



An excellent opportunity to acquire this well-presented detached family home, situated on the outskirts of the popular village of Halwill Junction.

The Old Cottage offers generous and versatile accommodation throughout, comprising a spacious and modern kitchen/diner, alongside a separate living room featuring a stunning fireplace with a wood-burning stove. This room benefits from dual access and could be easily divided to create two separate rooms, offering additional flexibility to suit a variety of needs.



The first floor provides well-proportioned accommodation, including four bedrooms—one of which benefits from an en-suite—along with a family bathroom.

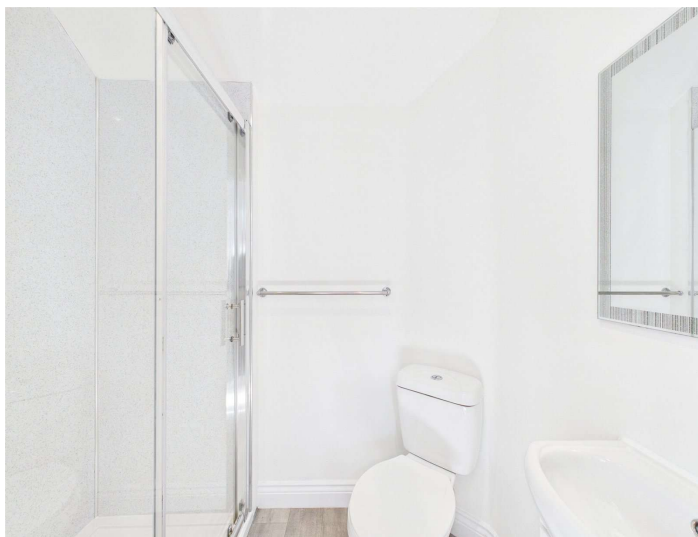
The property occupies a substantial plot, with extensive off-road parking to the front and a fully enclosed garden to the rear.

Offered to the market with no onward chain!



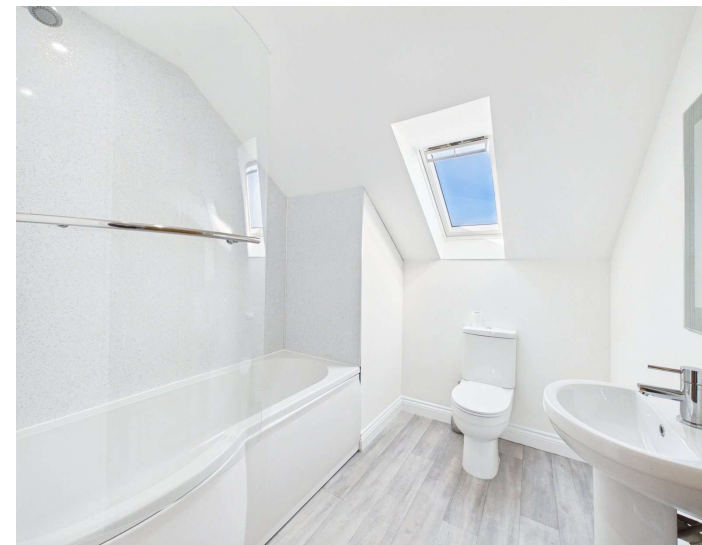
Situation

Halwill Junction has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, Florist, Hairdressers, thriving Village Hall, "all weather" pitch, and regular Bus Service etc. Whilst those wishing to travel further afield Okehampton is some 12 miles from where the A30 dual carriageway provides a good link to the Cathedral City of Exeter with its intercity rail connections, and the M5. The bustling market town of Holsworthy, with its Waitrose supermarket, is 8 miles and Bude on the North Cornish Coast is some 18 miles. From Halwill Junction there is direct access to the "Ruby Trail" which is great for safe cycling or walking. The European renowned "Anglers Paradise" angling complex is only 1 mile away.



Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh road for some 4 miles and upon reaching Dunsland Cross turn right onto the A3079 Okehampton road. Follow this road for 4 miles and upon reaching the mini-roundabout in the centre of Halwill Junction, proceed straight across continuing towards Okehampton. Follow the road for a short distance and the entrance to The Old Cottage can be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



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Internal Description

OPEN PLAN ENTRANCE LOBBY - Laminate wood floor. Stairs rising to the First Floor with good sized understairs cupboard. Built-in storage cupboard.

CLOAKROOM - 2-piece white suite.

KITCHEN/BREAKFAST ROOM - 160' (max) x 14'5" (48.77m (max) x 4.4m)

Worksurface running along one wall with matching "shaker style" "soft close" base and wall units. Stainless steel single drainer sink unit. 4 ring ceramic hob with matching oven and illuminated extractor. French doors to the South facing rear elevation.

SITTING ROOM - 25'8" x 9'6" (7.82m x 2.9m)

Fitted carpet. Window to side, and French doors to the rear garden. Inglenook fireplace housing a "Saltfire" cast iron Hendon stove.

FIRST FLOOR LANDING - Access to roof space. Double glazed "Velux" window.

MASTER BEDROOM - 12' x 10'8" (3.66m x 3.25m)

Double aspect windows.

EN-SUITE SHOWER - 2-piece white suite, and shower with a "Mira Jump" unit. Electric radiator.

BEDROOM 2 - 9'8" (max) x 9' (2.95m (max) x 2.74m)

Window to the South facing rear elevation.

BEDROOM 3 - 13' x 9' (3.96m x 2.74m)

Window to the South facing rear elevation.

BEDROOM 4 - 13' x 10'5" (3.96m x 3.18m)

Window to front. Built-in wardrobe. Access to under eaves storage.

FAMILY BATHROOM - Double glazed "Velux" window. 3-piece suite incorporating a combi bath/shower.

OUTSIDE - To the front of the house, an ornamental shingle area provides useful off-road parking, and is bordered along one side by a picket fence with gate. Lovely mature beech tree. The good-sized rear garden has a side fence and gate access with the majority being level, apart from where it rises towards the end of the garden, and is just ready for landscaping to new owner's tastes.

SERVICES - Mains water and electricity. Shared private drainage. Electric underfloor heating to Ground Floor.

COUNCIL BAND - The Council Tax Band for the property is currently a 'D' (please note this council band may be subject to reassessment).

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EPC RATING - Rating D (58), with the potential to be B (88). Valid until August 2028.



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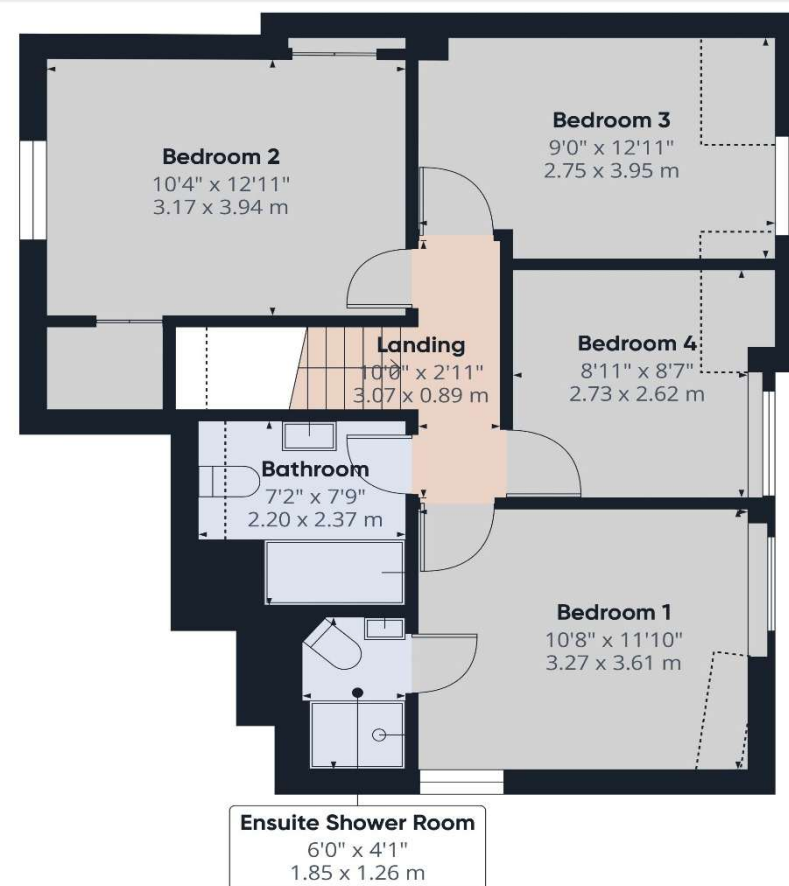
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Please do not hesitate to contact
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

