



Bond
Oxborough
Phillips

Changing Lifestyles

Stonebank
Woodacott
Holsworthy
Devon
EX22 7BT

Asking Price: £365,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Stonebank, Woodacott, Holsworthy, Devon, EX22 7BT



- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
 - 2 DOUBLE BEDROOMS
 - 1 ENSUITE AND FAMILY BATHROOM
- PRIVATE DRIVE WITH EXTENSIVE OFF ROAD PARKING AREA
- DETACHED DOUBLE GARAGE AND GARDEN ROOM
 - GENEROUS GARDEN
- SOUGHT AFTER HAMLET LOCATION
- EPC RATING C & COUNCIL TAX BAND C



Stonebank is situated within the heart of the popular hamlet which nestles amidst rolling and unspoilt Devon countryside. Holsworthy is just 5 miles away. This bustling market town has a 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.



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Bond Oxborough Phillips are delighted to present this immaculately presented bungalow, set within a generous plot and offering ample off-road parking. Enjoying a peaceful rural setting, this charming home is perfectly suited to those seeking a more relaxed pace of life without compromising on comfort or style.

Upon arrival, a spacious entrance porch to the rear provides a practical area for coats, shoes, and everyday essentials. Stepping inside, the property opens into an inner hallway where the well-appointed bathroom, featuring a large walk-in shower with drench overhead, a stylish vanity unit with inset wash basin, and a low-level W.C, can be found on your right hand side.

The true heart of the home is the impressive open-plan living and dining area, beautifully enhanced by a recently added sunroom to the front elevation. This light-filled space creates a warm and inviting atmosphere, ideal for both relaxing and entertaining. A log burner adds further charm, as well as providing an efficient and cosy heating solution.

The kitchen is conveniently accessed from the main living space and offers a range of storage options, along with a built-in oven and undercounter space for white goods.

The accommodation is completed by two well-proportioned double bedrooms, one of which benefits from a beautifully tiled en-suite shower room, adding an extra touch of luxury.

Externally, the property continues to impress. The expansive driveway provides parking for multiple vehicles, while a garage offers additional flexibility as secure parking, a workshop, or useful storage space. A delightful, fully insulated garden room/office is enclosed by double-glazed windows and benefits from both power and Wi-Fi connectivity. This bright and versatile space is ideally suited for use as a home office, hobby room, or studio.

The remainder of the garden has been thoughtfully landscaped, featuring a covered log store, a generous patio and decking area ideal for al fresco dining, and a substantial lawn, perfect for enjoying the outdoors.

Having recently undergone a programme of improvements, the property is presented in excellent condition throughout. With its spacious accommodation, extensive gardens, and superb parking facilities, this wonderful bungalow is likely to appeal to a wide range of buyers.

Early viewing is highly recommended.



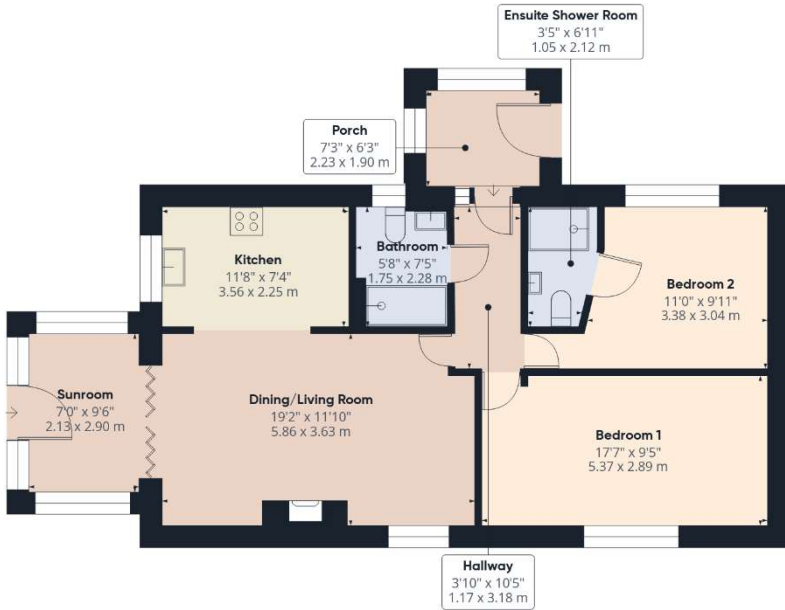
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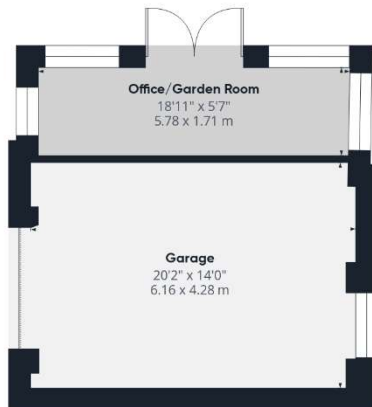


Have a property to sell or let?

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.



Floor 0 Building 1



Directions

From the centre of Holsworthy proceed on the A3072 Hatherleigh road for 2 miles and upon reaching Anvil Corner, turn left signed Thornbury. Follow this road for just over 1 mile and at Blagdonmoor Cross turn right Woodacott. Follow this country road into the hamlet and at Woodacott Cross turn left. Follow the road for a short distance to the edge of the hamlet, where Stonebank will be found on the right hand side, with its name plaque clearly displayed.

Agent Notes - 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.

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

EPC Rating - EPC rating C (69) with the potential to be B (81). Valid until April 2036.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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.

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.