

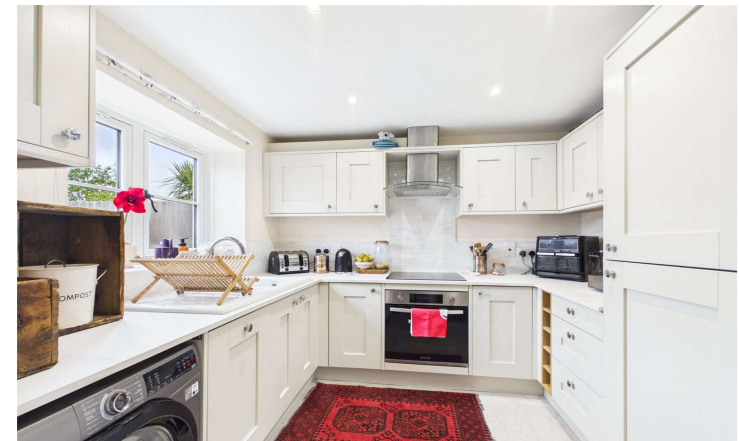


Bond
Oxborough
Phillips

Changing Lifestyles

Barn Owl Cottage
Halwill
Beaworthy
Devon
EX21 5UH

Asking Price: £225,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Barn Owl Cottage, Halwill, Beaworthy, Devon, EX21 5UH



- WELL PRESENTED BARN CONVERSION
- AVAILABLE WITH NO ONWARD CHAIN
 - 2 DOUBLE BEDROOMS BOTH COMPLIMENTED WITH AN EN-SUITE SHOWER ROOM
- ENCLOSED FRONT AND REAR GARDENS
- PICTURESQUE LOCATION WITH LOVELY CHURCH VIEWS
 - MID TERRACE
- GARAGE AND OFF-ROAD PARKING FOR 2 VEHICLES



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Overview

Bond Oxborough Phillips are delighted to present this beautifully renovated two-bedroom barn conversion, offering a perfect blend of character charm and contemporary living. The property has recently undergone an extensive programme of modernisation, including the installation of new double-glazed windows throughout, ensuring both comfort and efficiency.

Upon entering the property, you are welcomed by a practical inner hallway, ideal for storing coats and everyday essentials. To the right, the main living room showcases an array of charming character features, complemented by a front-facing window that fills the space with natural light, creating a bright and inviting atmosphere.

To the left, the recently refurbished kitchen has been thoughtfully designed with both style and functionality in mind. It offers ample storage and workspace, alongside a range of integrated appliances including a fridge/freezer, oven, electric hob, and extractor fan. Completing the ground floor is a separate dining room, providing additional versatility and an ideal setting for entertaining. From here, double-glazed French doors open onto the enclosed rear garden, while a useful understairs cupboard enhances the home's practicality.

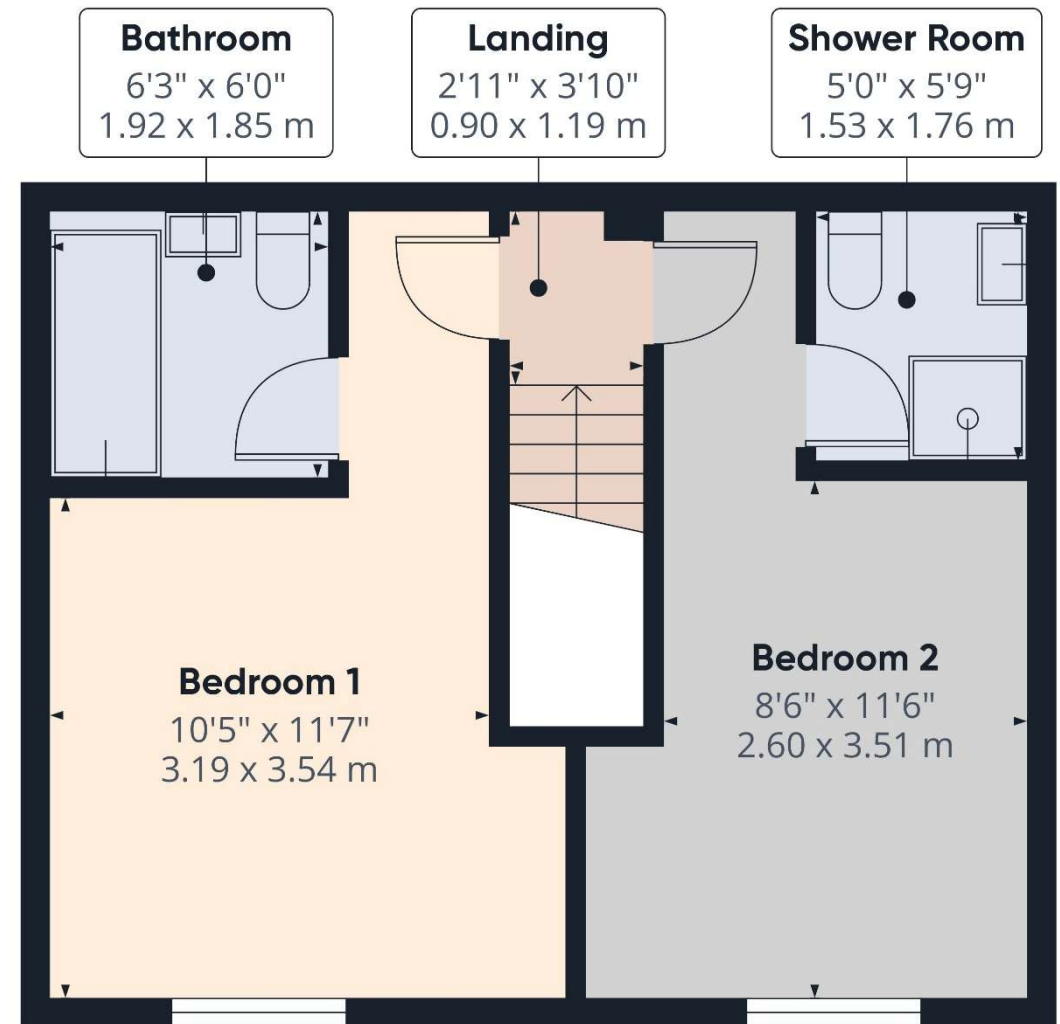
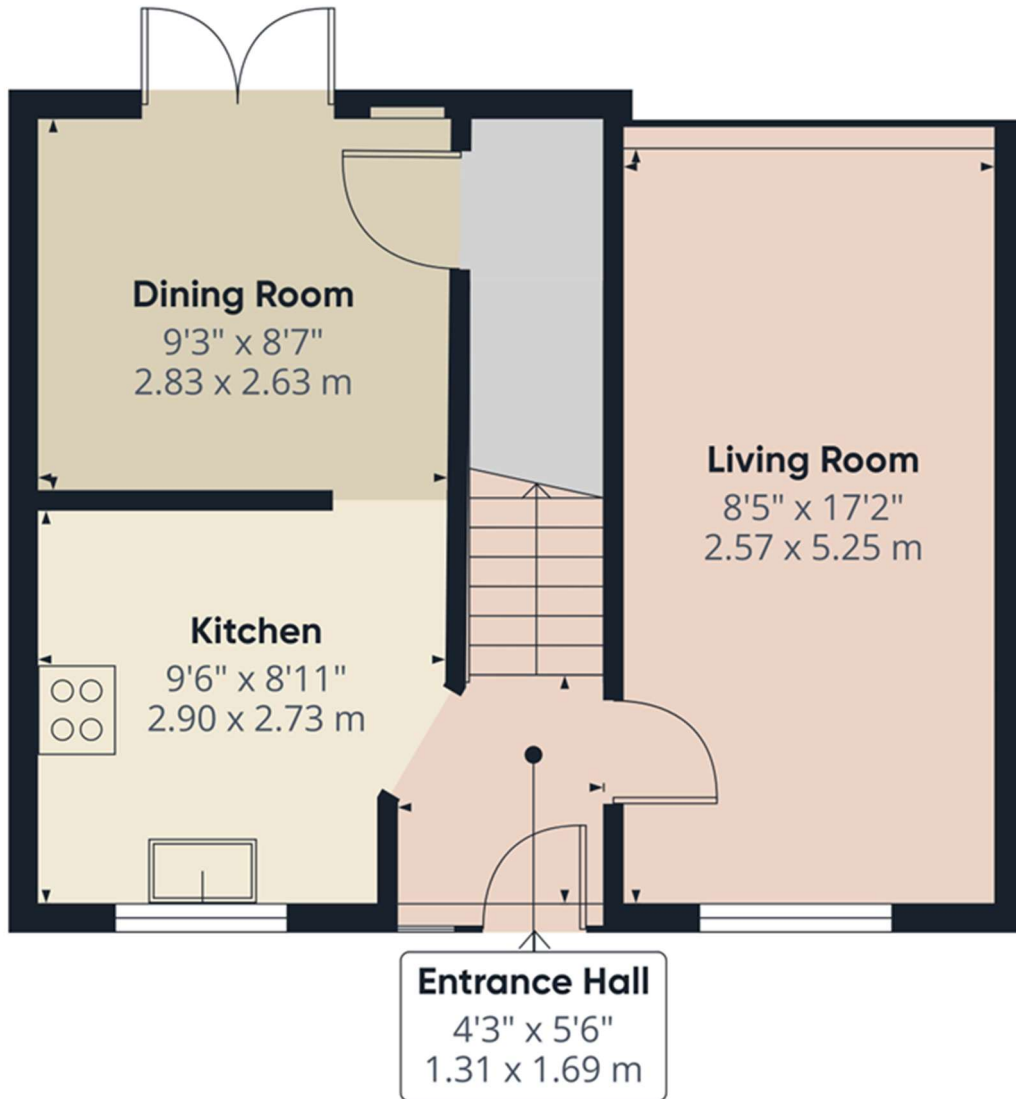
Upstairs, Barn Owl Cottage continues to impress with two well-proportioned double bedrooms, each benefitting from its own en-suite. The principal en-suite features a bath with drench shower over, low-level WC, and a vanity unit with inset wash basin. Both en-suites are enhanced by Velux skylights, allowing natural light to flood the spaces.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear. The rear garden is designed for low maintenance while offering a generous space for al fresco dining and outdoor entertaining, perfectly complementing the indoor living areas. It also enjoys picturesque views towards the nearby church, adding to the property's charm.

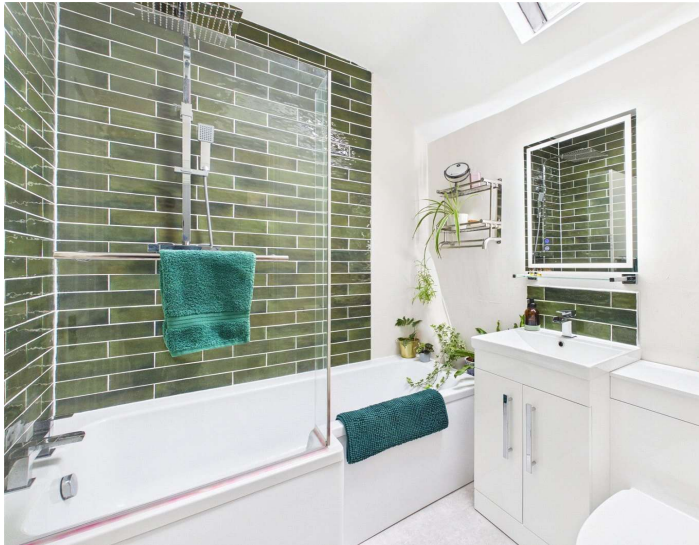
The front garden features a selection of raised beds, ideal for gardening enthusiasts, along with a low-maintenance paved area suitable for a greenhouse or additional seating. Further benefits include a garage and two off-road parking spaces.

This exceptional barn conversion is ideally suited to a range of buyers, combining modern upgrades with timeless character. Ready to move straight into, it offers a wonderful opportunity to enjoy a stylish and comfortable home from day one.

Early viewing is highly recommended to fully appreciate the quality of finish and versatile accommodation on offer.



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Area Information

Holsworthy and Okehampton offers a desirable blend of countryside living with convenient access to nearby towns and transport links.

Halwill Junction is a small, well-positioned village set along the A3079, providing easy road connections between Holsworthy and Okehampton. Surrounded by open countryside and close to the edge of Dartmoor, it is particularly appealing to those seeking a quieter lifestyle while remaining within reach of everyday amenities.

Holsworthy, located approximately 7 miles to the west, is a traditional market town offering a range of local shops, supermarkets, schools and leisure facilities, serving as a key hub for the surrounding rural communities.

Okehampton, around 11 miles to the east, provides a more extensive range of amenities, including larger supermarkets, schooling and recreational facilities, as well as direct access to the A30 dual carriageway. This key route offers excellent connectivity to Exeter and the M5 motorway, making the area well suited for commuters.

Directions

From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Proceed along this road for approximately 4 miles and then turn right signposted Halwill 1 mile. After approximately 0.7 miles, turn right onto Church Lane. Shortly after, you will take another right turn where you will then find Barn Owl Cottage in front.

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 and 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 available 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.

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.

Agent Notes - There is a right of way through the front garden for the neighbouring property to access their residence. The neighbours do also have separate access.

EPC - The EPC rating is currently a D (67) with potential to increase to a B (81)

Please note, that since the EPC was last carried out on the property, it has had new double-glazed windows and doors fitted.

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

Services - Mains water and electricity. Oil fired central heating with an external boiler. Shared sewage works system plus pumping station (which does connect to mains)

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

