

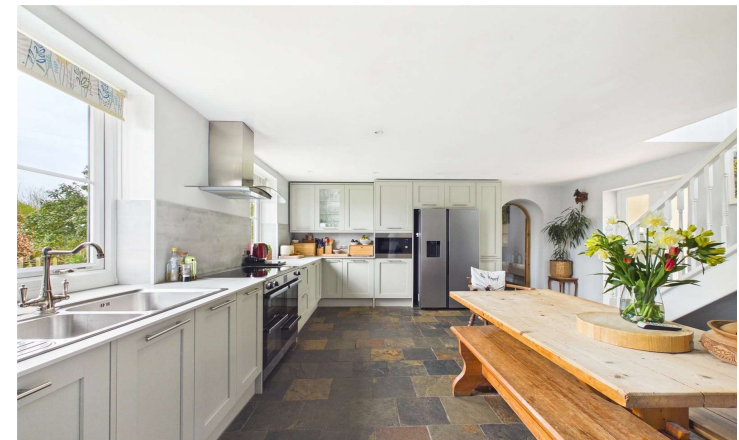


Bond
Oxborough
Phillips

Changing Lifestyles

North Park
Ashwater
Beaworthy
Devon
EX21 5UR

Asking Price: £985,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- 4 BEDROOM DETACHED PERIOD RESIDENCE
- 2 BEDROOM ANNEXE
- CHARACTERFUL AND VERSATILE ACOMMODATION
- APPROXIMATELY 26 ACRES
- LANDSCAPED GADRENS
- EXTENSIVE OFF ROAD PARKING AND LARGE GARAGE
- 4 BAY AGRICULTURAL SHED WITH DEVELOPMENT POTENTIAL CONSIDERED
- SOLAR PANELS
- STUNNING COUNTRYSIDE VIEWS
- EPC: C
- Council Tax Band: TBC

Overview

Set within a truly picturesque rural setting, this impressive country residence is complemented by a substantial adjoining annexe and sits within approximately 26 acres of beautifully maintained grounds and land.

The property is approached via extensive off-road parking and is surrounded by stunning landscaped gardens, thoughtfully designed to create a tranquil and private environment. A charming seating terrace with pergola provides the perfect space for outdoor entertaining, whilst an ornamental pond with a timber bridge adds to the property's character. There is also a well-established and productive vegetable garden, complete with a polytunnel. In addition, a large detached garage/workshop is located on the opposite side of the lane, offering further versatility and storage.

The adjoining land is predominantly south-facing and gently sloping, divided into five well-defined paddocks. A substantial open-fronted four-bay agricultural barn, recently utilised for livestock, is complemented by a generous yard area and benefits from direct roadside access. The land is ideally suited to a variety of uses, including equestrian, smallholding, or general agricultural purposes.

Believed to date back to circa 1900, the main residence retains a wealth of original character features whilst offering spacious and highly versatile accommodation. The property comprises four bedrooms and three reception rooms, with the heart of the home now centred around a beautifully appointed kitchen installed in 2023, finished to a high standard and ideal for modern family living.

The adjoining annexe, a former shippon converted in 2014, provides substantial two-bedroom accommodation, perfectly suited for multi-generational living or guest use. The current owners have previously configured the property to create two separate two-bedroom cottages within the main house, alongside the annexe, highlighting the excellent potential for income generation or flexible living arrangements.

Significant improvements have been carried out between 2011 and 2023, including the installation of the agricultural barn, agricultural shed/ workshop with a roller door, a new boiler to the main house, partial replacement windows, and the addition of solar panels, enhancing both efficiency and practicality.

This is a rare opportunity to acquire a versatile country home with extensive land, income potential, and lifestyle appeal. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer





Location

North Park is situated in a peaceful hamlet in North Devon, away from more populated areas in a very quiet, rural setting about half way between Dartmoor and the Atlantic coast. It adjoins Cookbury Moor and Halwill Forest, a large area mainly of forested land open for riding (by permit) and walking, providing many miles of tracks and paths. The area is otherwise principally agricultural with a traditional patchwork of small fields and scattered farmsteads. The bustling market town of Holsworthy is some 6 miles, which 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. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

Agents 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.

Directions

From Holsworthy take the A3072 towards Hatherleigh until reaching Dunsland Cross and here turn right onto the A3079 Okehampton road. After 1.4 miles turn right signposted Ashwater and after about 0.5 miles further down this lane, turn left signposted Muckworthy. The entrance to North Park will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Services - Mains electricity and water. Oil fired central heating. Solar panels providing an approximate income of £1000 per year. Private drainage.

Viewing by appointment with the selling agent, Bond Oxborough Phillips.







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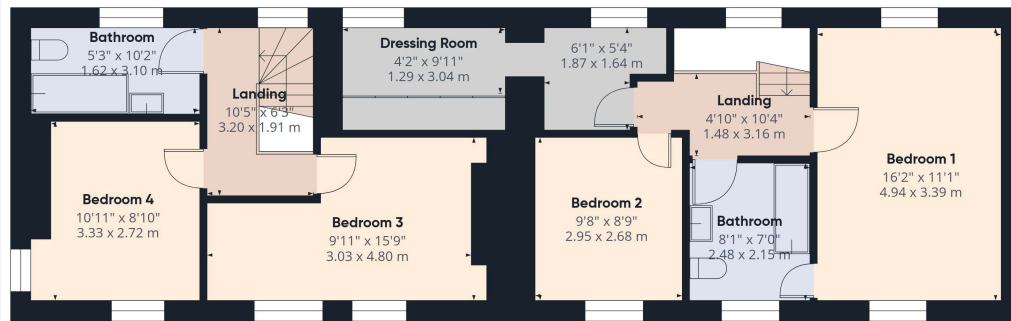
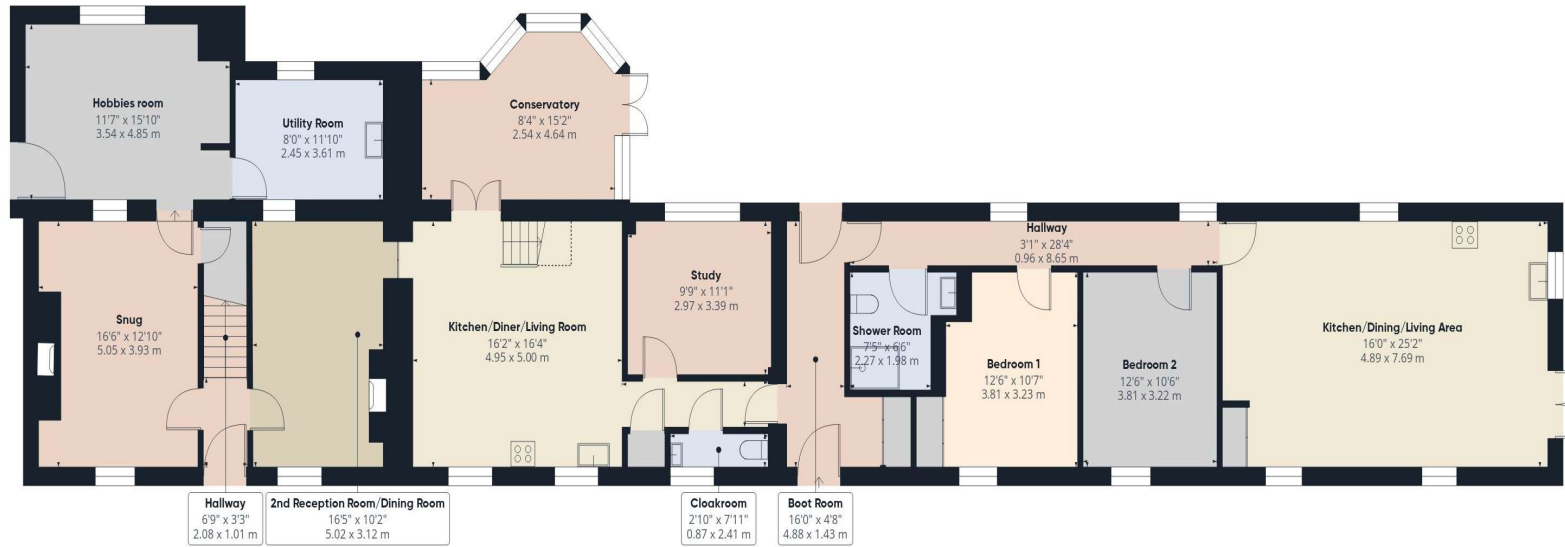
The Annexe



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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.

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01409 254 238
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We are here to help you find and buy your new home...

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Email: holsworthy@boproperty.com

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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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

