



Bond
Oxborough
Phillips

Changing Lifestyles

High View Farm
Halwill Junction
Beaworthy
Devon
EX21 5XD

Asking Price: £440,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

High View Farm, Halwill Junction, Beaworthy, Devon, EX21 5XD



- DETACHED FARMHOUSE
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- IN NEED TO MODERNISATION THROUGHOUT
- 2 RECEPTION ROOMS
- 4 BEDROOMS (1 ENSUITE)
- LARGE OFF ROAD PARKING AREA
- PRETTY GARDEN
- RANGE OF OUTBUILDINGS, NEEDING REPAIR
- APPROX 2 ACRES OF LAND
- QUIET LOCATION ON THE EDGE OF HALWILL
- AVAILABLE WITH NO ONWARD CHIAN



An exciting and rare opportunity to acquire High View Farm, available with no onward chain.

This charming farmhouse is situated in a quiet and peaceful location on the outskirts of the popular village of Halwill Junction. The property offers spacious and versatile accommodation, comprising a large entrance porch, kitchen/diner, two reception rooms, utility room, and cloakroom on the ground floor.

The first floor provides four bedrooms, including three doubles and one single, with the principal bedroom benefiting from an en-suite, in addition to a family bathroom.



The property occupies an attractive plot extending to approximately 2.5 acres. The grounds include a well-maintained garden adjoining the farmhouse, a large yard providing ample off-road parking for a variety of vehicles, a range of outbuildings requiring renovation, and a paddock.

Overall, the property is ideally suited to those seeking a project, a smallholding, or an equestrian opportunity.

All viewings are to be accompanied by a member of the Bond Oxborough Phillips team.

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Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after about 4 miles, upon reaching Dunsland Cross, turn right onto the A3079 Okehampton road. Follow this road for about 4 miles and you will reach a mini-roundabout in the centre of Halwill Junction. Turn left at the roundabout and proceed for some 0.9 miles, the entrance to High View Farm will be found on the left hand side. If you reach Chilla Chapel on the corner, you've gone too far.

Situation

Situated on the edge of the popular village of Halwill Junction which offers a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, 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.



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Internal Description

Entrance Porch - 11'8" x 8'1" (3.56m x 2.46m)

Kitchen/Diner - 12'11" x 11'3" (3.94m x 3.43m)

Living Room - 19'1" x 13'5" (5.82m x 4.1m)

Sunroom - 32'3" x 14' (9.83m x 4.27m)

Utility Room - 10' x 9' (3.05m x 2.74m)

Cloakroom - 6'2" x 3'1" (1.88m x 0.94m)

First Floor Landing

Bedroom 1 - 13'10" x 13'5" (4.22m x 4.1m)

Ensuite Bathroom - 10'2" x 6'10" (3.1m x 2.08m)

Bedroom 2 - 11'9" x 11'5" (3.58m x 3.48m)

Bedroom 3 - 11'11" x 11'9" (3.63m x 3.58m)

Bedroom 4 - 8'6" x 5'5" (2.6m x 1.65m)

Services - Mains water and electric. Private drainage.

EPC Rating - EPC TBC.

Council Tax Banding - Band 'E' (please note this council band may be subject to reassessment).

Agents Note - 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.

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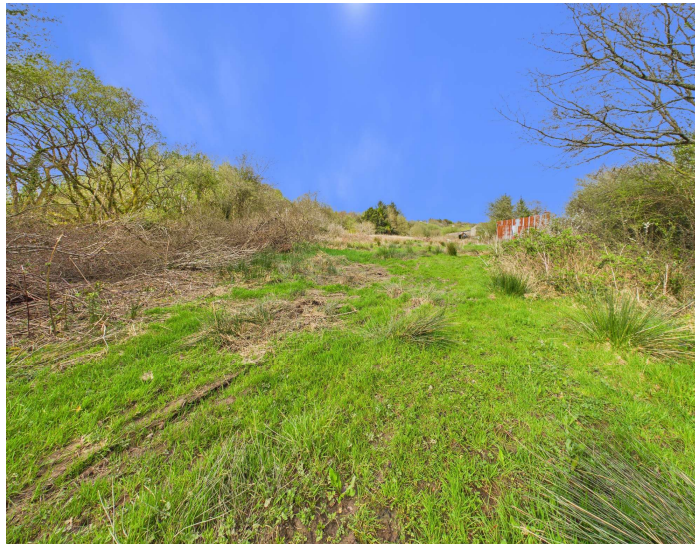


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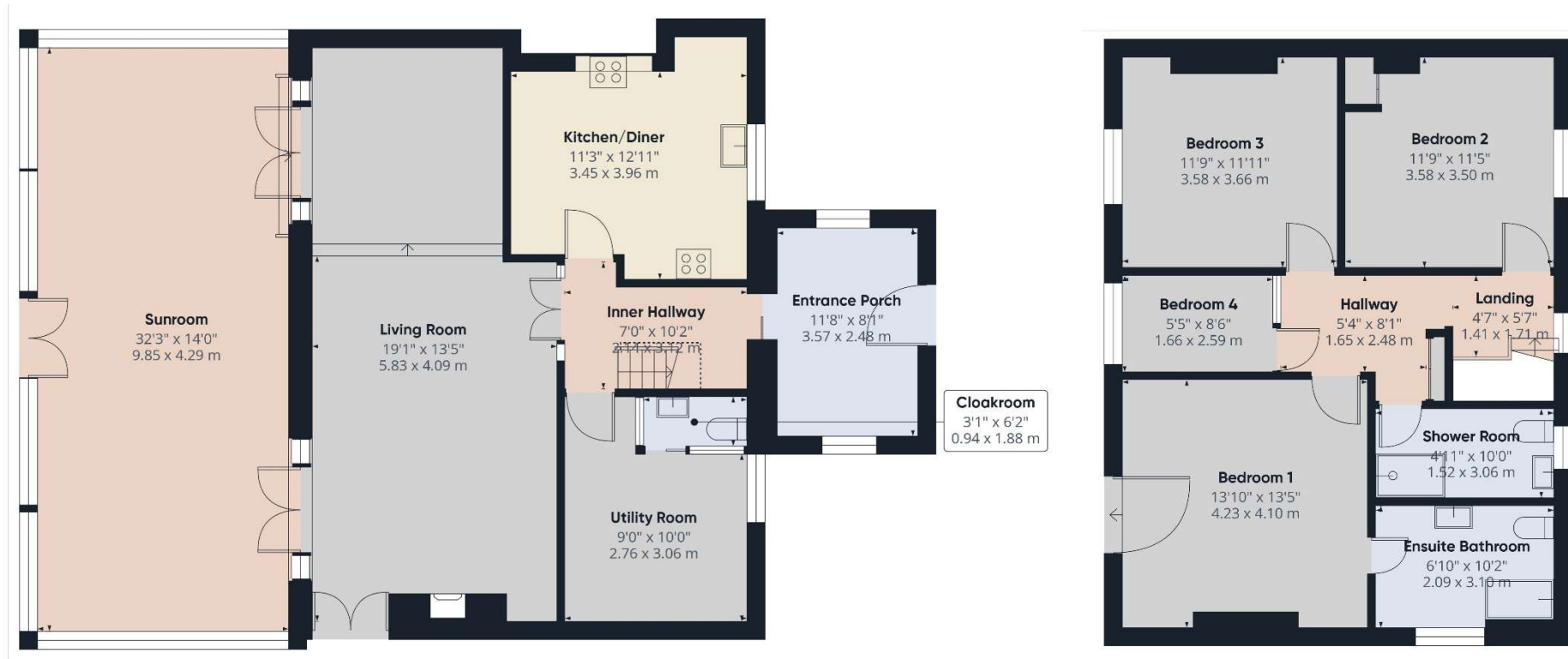


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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We are here to help you find and buy your new home...

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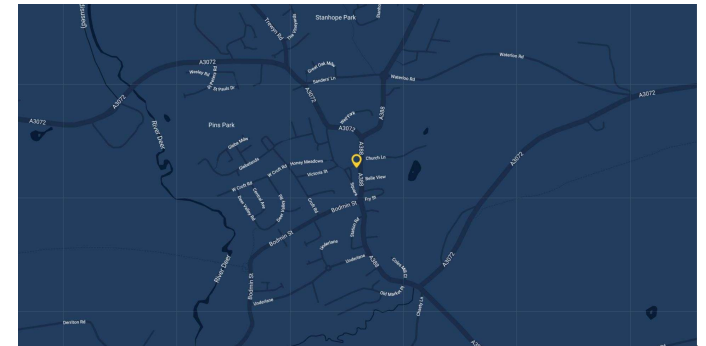
Have a property to sell or let?

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.

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.



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