



Bond
Oxborough
Phillips

Changing Lifestyles

24 Paradise Park
Whitstone
Holsworthy
Cornwall
EX22 6TQ

Asking Price: £329,950 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

24 Paradise Park, Whitstone, Holsworthy, Cornwall, EX22 6TQ



- SPACIOUS 3 BEDROOM FAMILY HOME
- LOCATED WITHIN A VILLAGE ON THE CORNWALL/ DEVON BORDER
- IMMACULATEDLY PRESENTED ACCOMODATION
- FRONT AND REAR GARDENS
- EXTENSIVE OFF ROAR PARKING
- DETACHED SINGLE GARAGE
- STUNNING COUNTRYSIDE VIEWS
- WOOD BURNING STOVE
- EPC: TBC
- Council Tax Band: D



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Overview

A spacious and immaculately presented detached family home enjoying far-reaching countryside views to the rear, situated within the sought-after Cornish village of Whitstone. The village benefits from a well-regarded primary school and a local shop/post office, whilst being conveniently positioned approximately five miles from the popular coastal resort of Bude on the stunning North Cornish coastline, as well as within easy reach of the market town of Holsworthy and the historic former county town of Launceston, both offering a comprehensive range of amenities.

Finished to a high standard throughout, the accommodation briefly comprises of a covered entrance porch leading into a welcoming entrance hall, a generously proportioned living room featuring a charming wood-burning stove, and a light-filled kitchen/dining room ideal for modern family living, together with a utility room and cloakroom/WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from extensive off-road parking, a single garage, and attractive gardens to both the front and rear.

Location

The property is located in the peaceful and sought-after village of Whitstone, offering a friendly community atmosphere and convenient access to both Devon and Cornwall. The village is surrounded by rolling countryside and benefits from a primary school. The nearby market town of Holsworthy offers a comprehensive range of shops, services, and leisure facilities, including supermarkets, independent retailers, healthcare, sports clubs, and well-regarded schools. Just a short drive away, the popular

coastal town of Bude provides sandy beaches, rugged coastline, excellent surf, and a variety of cafes, eateries, and leisure opportunities. For historic character and additional amenities, Launceston is also easily accessible, featuring a charming town centre, iconic castle, schools, and superb connectivity via the A30. This location offers a desirable mix of village tranquillity, market town convenience, and coastal and countryside lifestyle options, making it ideal for families, professionals, and those seeking a more relaxed pace of life.

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.

Services - Mains electricity, water and drainage. Oil fired central heating.

Directions

From our Holsworthy office, head west out of Holsworthy towards Bude along the A3072. Continue along this road for approximately 5 miles, upon reaching 'REDPOST' turn left onto the B3254. Then continue for another 4.5 miles before turning left into Paradise Park. Once you have entered the estate, turn left and follow the road around to the left hand side where you will then find 24 Paradise Park straight ahead with a Bond Oxborough Phillips for sale board clearly displayed.

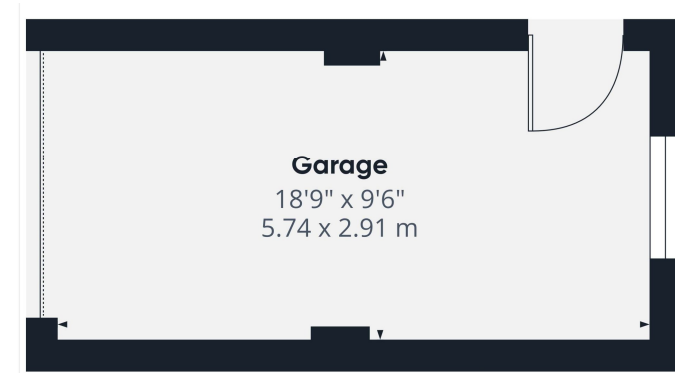
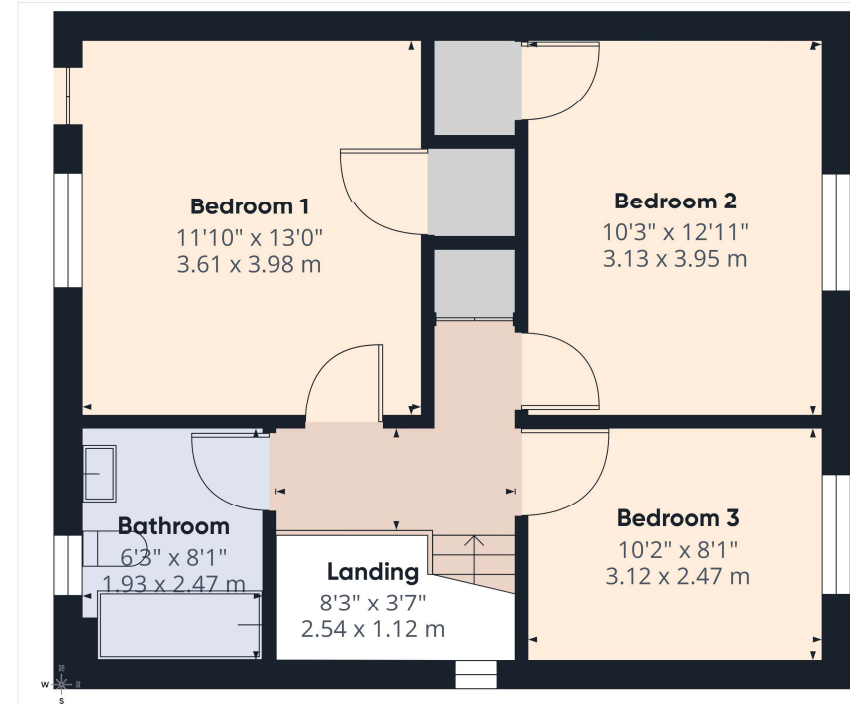
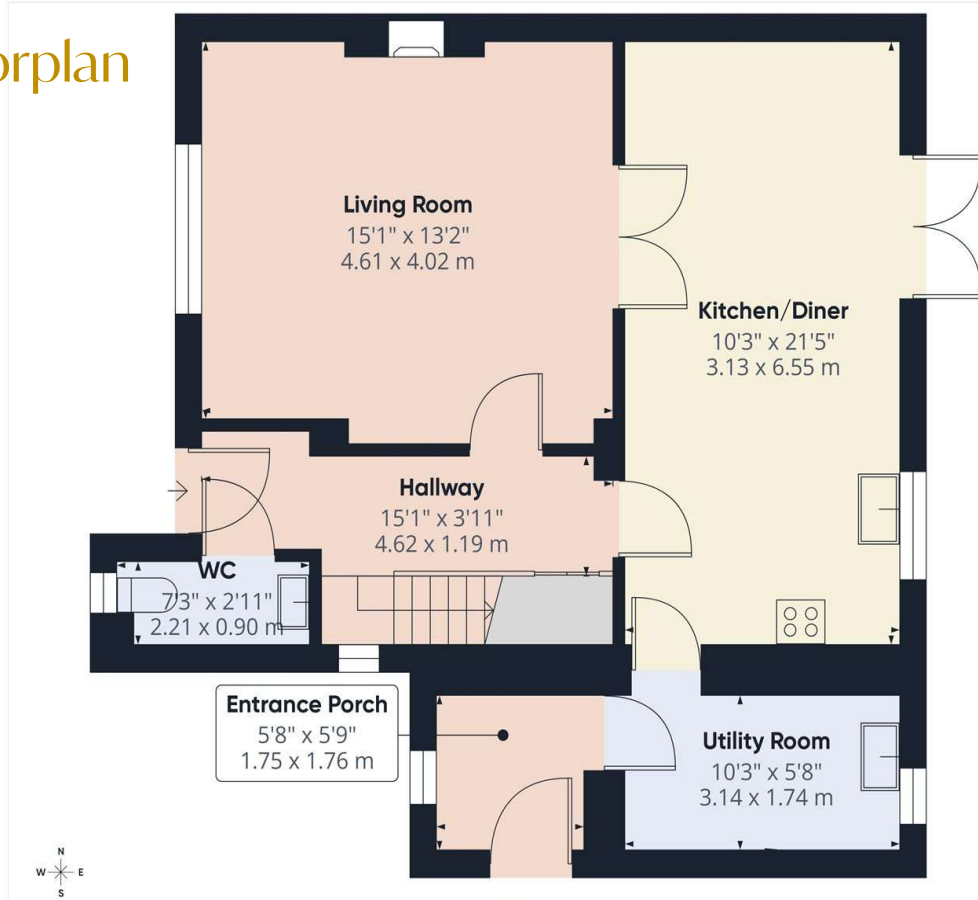


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Floorplan



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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