



Bond
Oxborough
Phillips

Changing Lifestyles

The Nook
Brandis Corner
Holsworthy
Devon
EX22 7XZ

Asking Price: £225,000

Freehold



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01409 254 238
holsworthy@boproperty.com

The Nook, Brandis Corner, Holsworthy, Devon, EX22 7XZ



- CHARMING SEMI DETACHED COTTAGE
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- LARGE KITCHEN/DINER
- GENEROUS LIVING ROOM, WITH FEATURE WOOD BURNING STOVE
- 2 BEDROOMS AND FAMILY BATHROOM
- PRIVATE AND ENCLOSED REAR GARDEN
- SINGLE GARAGE AND CAR PORT
- AVAILABLE WITH NO ONWARD CHIAN



An exciting opportunity to acquire this charming traditional semi-detached cottage, offering spacious and well-presented accommodation throughout. The property features a large kitchen with a feature AGA and patio doors opening onto the rear patio, along with an adjoining dining room ideal for family living and entertaining. A generous separate living room boasts a feature fireplace with a wood-burning stove, creating a warm and inviting atmosphere. The ground floor is further complemented by a utility room and cloakroom.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the cottage enjoys a generous and private rear garden, with a patio area adjoining the kitchen, providing the perfect setting for alfresco dining. At the bottom of the garden is a useful storage area, together with a detached single garage and car port, providing off-road parking for two vehicles.

The property is situated in a semi-rural location within walking distance of the local pub, and only a short distance from the popular Dunsland Estate and surrounding forestry walks. The Nook is conveniently positioned between Hatherleigh, Okehampton/A30 and Holsworthy, the North Cornish coastline is also within easy reach.

Offered to the market with no onward chain.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 5 miles, at Brandis Corner, just past the Bickford Arms pub, take the left hand turn signposted Shebbear. Continue on this road for a short distance and the carport/entrance to The Nook, will be found on the right hand side with a Bond Oxborough Philips "For Sale" Board clearly displayed.

Situation

Brandis Corner is a small hamlet with its own pub some 4 miles from the bustling market town of Holsworthy which caters well for its inhabitants and surrounding hinterland with a good range of national and local shops and many amenities including indoor heated swimming pool, sports hall, golf course, bowling green library, park, etc. Bude and the North Cornish coast with its safe sandy surfing beaches is some 14 miles whilst the market town of Hatherleigh is some 9 miles and Okehampton, Dartmoor and the A30 dual carriageway is some 16 miles. The cathedral and university city of Exeter with its intercity rail and motorway links is some 38 miles. There is a well-respected primary school at nearby Bradford.



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Internal Description

Entrance Porch - 5'1" x 2'7" (1.55m x 0.79m)

Inner Hall - 4'6" x 4'5" (1.37m x 1.35m)

Living Room - 17'2" x 16'3" (5.23m x 4.95m)

Kitchen - 16'5" x 10'9" (5m x 3.28m)

Dining Room - 12'11" x 7'8" (3.94m x 2.34m)

Utility Room - 7'8" x 5'4" (2.34m x 1.63m)

Cloakroom - 3'7" x 3'6" (1.1m x 1.07m)

First Floor Landing - 5'7" x 3'10" (1.7m x 1.17m)

Bedroom 1 - 12'1" x 10'3" (3.68m x 3.12m)

Bedroom 2 - 12'1" x 7'6" (3.68m x 2.29m)

Bathroom - 8'6" x 6'8" (2.6m x 2.03m)

Garage - 15'5" x 11'2" (4.7m x 3.4m)

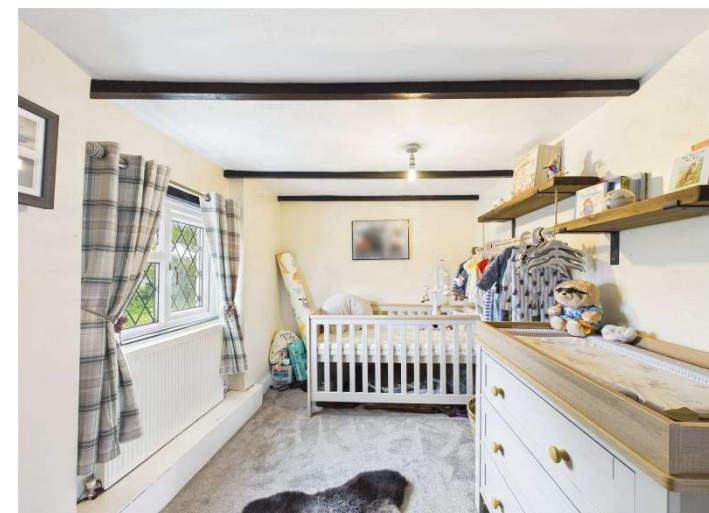
EPC Rating - EPC rating F (24) with the potential to be D (56). Valid until May 2036.

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

Agent Note - We have been notified by the owners that The Nook does have a flying freehold.

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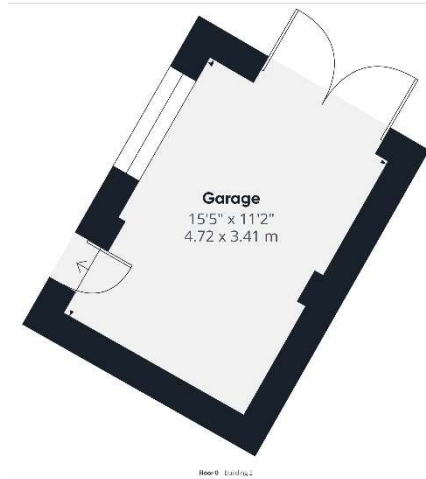
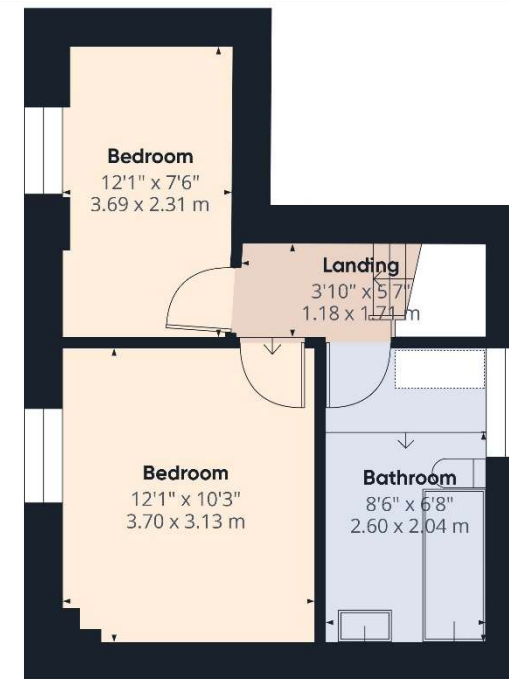
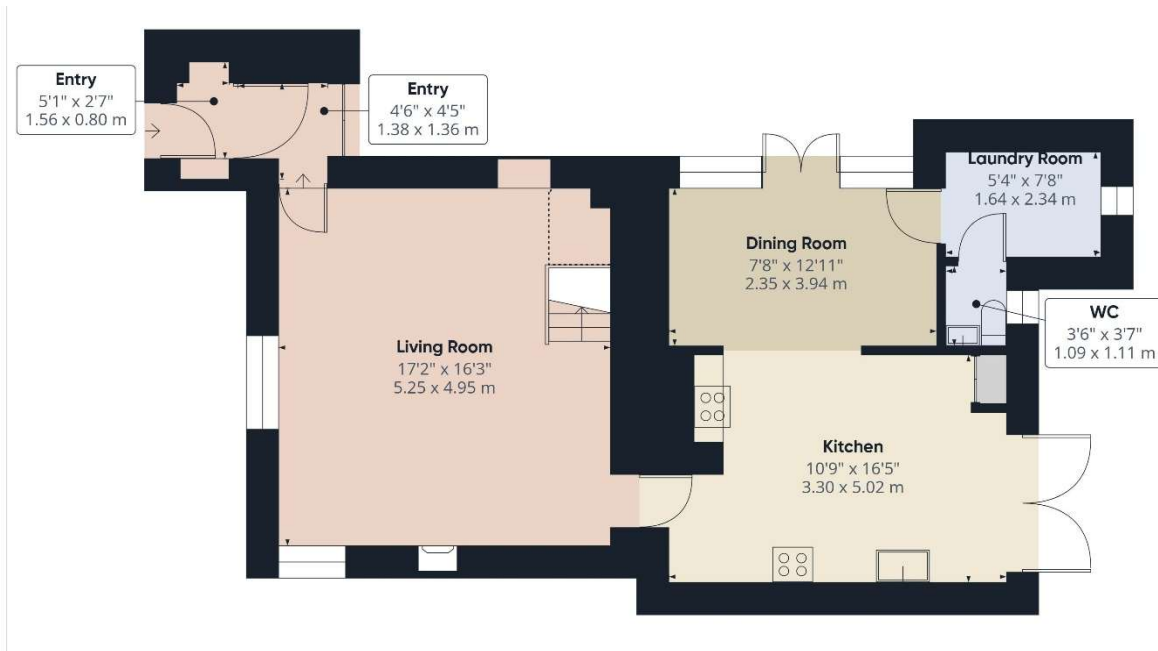
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

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

01409 254 238

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	24 F	
1-20	G		

