

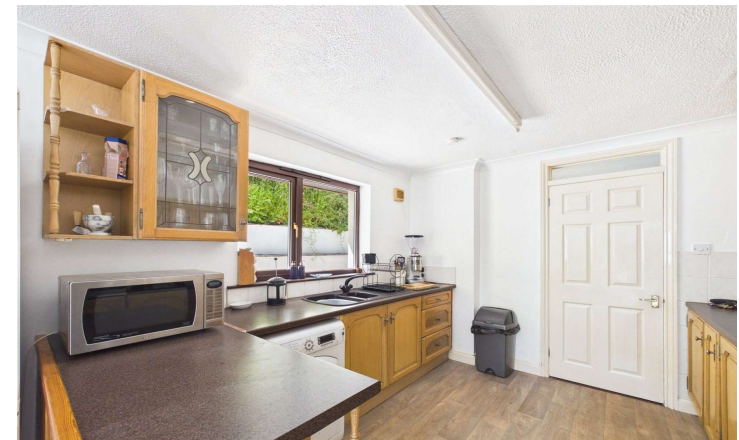


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Foxgloves  
Cookbury  
Holsworthy  
Devon  
EX22 7YG

**Asking Price: £340,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



## Description

- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- ACRE PLOT OF NATURAL GARDENS WITH STREAM FRONTAGE
- OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- STUNNING COUNTRYSIDE VIEWS
- SOUGHT AFTER HAMLET LOCATION
- LOCAL RESTRICTION
- NO ONWARD CHAIN



Nestled in the heart of the Devon countryside and occupying an elevated position to make the most of the breathtaking surrounding views, Foxgloves is a beautifully presented detached bungalow set within its own enchanting natural gardens, bordered by a gently flowing stream.

This spacious and well-maintained home offers light-filled accommodation throughout, comprising an inviting entrance hall, a generous kitchen/dining room with access to the conservatory, where the stunning rural scenery can be enjoyed year-round, and a comfortable living room with direct access to the balcony, providing panoramic views across the surrounding landscape.

The property further benefits from three double bedrooms, including a principal bedroom with its own cloakroom, as well as a well-appointed family bathroom.

Occupying a generous plot extending to approximately one acre, the grounds have been thoughtfully landscaped with winding pathways that meander through the natural gardens, creating a peaceful haven and an ideal setting for observing the abundance of local wildlife. The gardens are further enhanced by a picturesque stream that borders the property, adding to the sense of tranquillity and seclusion.

Foxgloves also benefits from a detached garage and off-road parking for two vehicles.

Please note that Foxgloves is subject to a local occupancy restriction. Further details regarding the restriction and eligibility criteria can be found within the property brochure.



## Situation

Foxgloves enjoys a delightful rural setting in this small hamlet yet is within about 5 miles of the bustling market town of Holsworthy with its weekly pannier market, schools, leisure facilities including an indoor swimming pool, golf course, and range of local and national shops including a Waitrose supermarket. Bude on the North Cornish Coast with its sandy surfing beaches and spectacular cliff sidewalks is some 14 miles. Okehampton, Dartmoor and the A30 dual carriageway is about 18 miles and links to the Cathedral City of Exeter with its intercity rail and motorway connections. There is a nearby primary school at Bradford together with a popular village hall. Neighbouring villages include Black Torrington, Sheepwash and Shebbear, the latter with its well-known public school.



# Internal Description

**Entrance Hall** - 7'2" x 4' (2.18m x 1.22m)

**Services** - Mains electric, oil fired central heating, private water and drainage. Log burner situated in living room.

**Kitchen/Diner** - 18'8" x 9'6" (5.7m x 2.9m)

**EPC Rating** - EPC rating D (61) with the potential to be C (78). Valid until August 2034.

**Living Room** - 23'7" x 14'8" (7.2m x 4.47m)

A characterful living room featuring a charming log-burner, creating a warm and cosy atmosphere.

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

**Conservatory** - 10' x 7'11" (3.05m x 2.41m)

**Section 106** - Any person wishing to occupy the property must apply in writing to the Director of Planning & Technical Services at Torridge District Council [Planning.support@torridge.gov.uk](mailto:Planning.support@torridge.gov.uk). Occupancy of the dwelling shall be approved if the applicant complies with one of the following criteria:-

**Bedroom 1** - 12'9" x 11' (3.89m x 3.35m)

(a) A minimum continuous residence by an applicant of five years in the Parish immediately prior to the application being made; or

**Cloackroom** - 9'6" x 3'11" (2.9m x 1.2m)

(b) Residence by an applicant in the Parish for five years within the previous 10 years of the application being made; or

**Bedroom 2** - 14'2" x 11'5" (4.32m x 3.48m)

(c) Where one or both parents or guardians of an applicant have resided in the Parish for a minimum period of 10 years prior to the application being made; or

**Bedroom 3** - 11'5" x 8'5" (3.48m x 2.57m)

**Bathroom** - 9'5" x 7'3" (2.87m x 2.2m)

(d) Where the applicant has had continuous employment in the Parish for the past five years prior to the application being made

If no applicant within the Parish of Cookbury (or Bradford) wishes to occupy the dwelling within a period of six months from the date it becomes available then the Council may permit an applicant from any Parish within Torridge District to occupy the dwelling, and should there still be no applicant after a further period of six months, then an applicant from any Parish in the Districts of North Cornwall, North Devon, West Devon and Mid Devon will be considered.

**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.

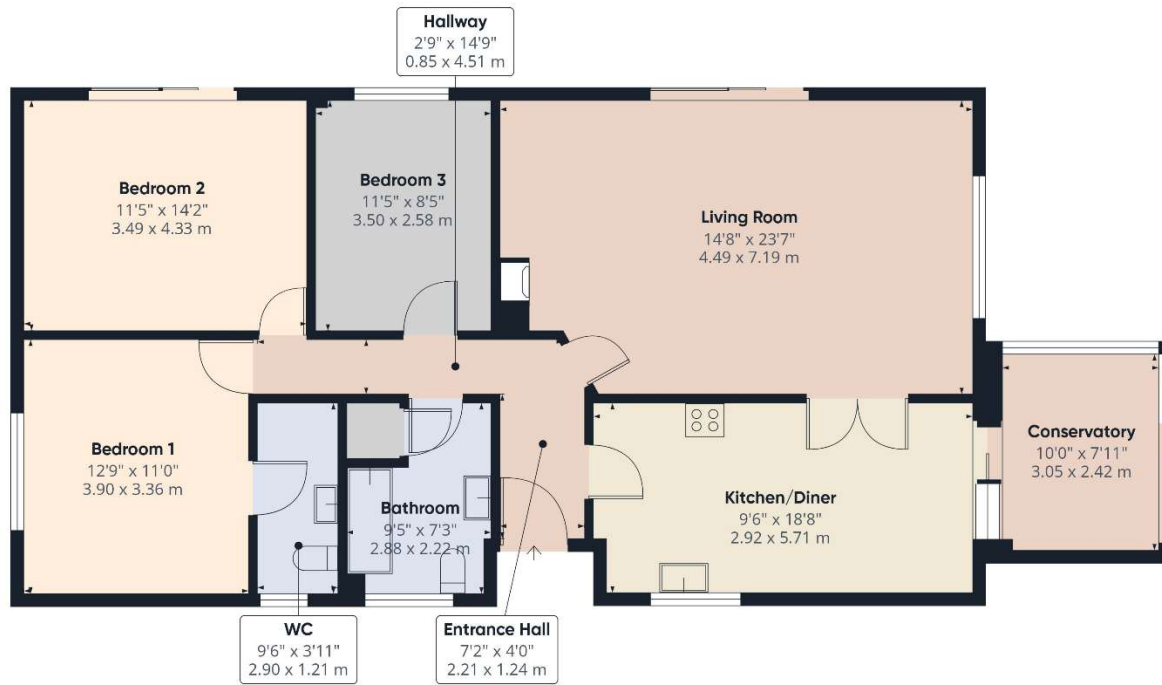
Property available to applicants as far reaching as North Cornwall, North Devon, West Devon and Mid Devon.

Foxgloves, Cookbury, Holsworthy, Devon, EX22 7YG



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Floor 0 Building 1



Floor 0 Building 2

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, turn right at the village green and follow the road for a short distance and the entrance to Foxgloves will be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

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.

## 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](mailto: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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

