



Bond
Oxborough
Phillips

Changing Lifestyles

Hawkes Place
Horslett Hill
Clawton
Holsworthy
Devon
EX22 6RS

Asking Price: £300,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Hawkes Place, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS



- 2/ 3 BEDROOM CHARACTER COTTAGE
- WOULD BENEFIT FROM REFURBISHMENT/ MODERNISATION
- EDGE OF VILLAGE LOCATION
- DETACHED DOUBLE GARAGE
- WORKSHOP
- LARGE GARDENS OF APPROXIMATELY 0.44 ACRE
- COUNTRYSIDE VIEWS
- 2 RECEPTION ROOMS
- EXCELLENT POTENTIAL FOR IMPROVEMENT
- EPC: F
- Council Tax Band: C



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Hawkes Place, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS

Changing Lifestyles

Overview

Nestled on the outskirts of the highly desirable Devon village of Clawton, this charming detached period residence enjoys a peaceful rural setting whilst remaining conveniently positioned for the thriving market town of Holsworthy and the popular coastal resort of Bude on the stunning North Cornish coastline. Believed to date back to the 17th century, Hawkes Place is a home of exceptional character, beautifully preserving a wealth of original period features that blend effortlessly with comfortable modern living.

At the heart of the property lies a spacious farmhouse-style kitchen, complete with a magnificent inglenook fireplace incorporating a wood-burning stove and an original clome oven with its traditional clay door, creating a warm and inviting focal point. Adjoining the kitchen is a generous utility/boot room with its own external entrance, providing practical everyday convenience. The characterful dining room showcases exposed ceiling beams and an attractive open staircase rising to the first floor, whilst the welcoming living room features a striking stone fireplace and opens into a delightful sun room, perfectly positioned to enjoy the surrounding gardens and countryside views.

The first floor offers a generously proportioned principal bedroom, a further double bedroom, a well-appointed family bathroom and an impressive open landing. This versatile space lends itself to a variety of uses, including a home office, reading area or occasional guest bedroom, subject to individual requirements.

Occupying a plot of approximately 0.44 acres, the property is approached via ample parking and benefits from a

detached double garage and adjoining workshop. The beautifully landscaped gardens are a particular feature, thoughtfully planted with a wide variety of mature trees, shrubs and flowering borders, creating a private and tranquil setting whilst enjoying breathtaking views across the surrounding Devon countryside.

Also situated within the grounds is an attractive 1920s bow-top caravan, which has been sympathetically restored and remains in excellent condition. This unique feature is available to purchase by separate negotiation.

Location

Nestled in the heart of the picturesque North Devon countryside, Clawton is a charming rural village offering peace, space, and a strong sense of community. Surrounded by rolling farmland and unspoilt scenery, Clawton is ideal for those seeking a quieter pace of life, while still being well connected to essential amenities.

Just 3 miles away lies Holsworthy, a vibrant market town steeped in history and local character. Holsworthy offers a wide range of facilities including supermarkets, independent shops, cafés, pubs, a leisure centre, primary and secondary schooling, and a popular weekly pannier market. The town also benefits from a medical centre, veterinary practices, and excellent local services—providing all the essentials for modern family living.

Further afield, the coastal resort of Bude is approximately 10 miles to the west, offering stunning beaches, dramatic coastal walks, and a lively mix of seaside restaurants and

independent boutiques. It's a popular destination for surfing, swimming, and other outdoor activities.

To the south, the historic town of Launceston sits just over the Cornwall border, offering further shopping options, schooling, and access to the A30, a major arterial route connecting to Exeter and the M5.

For those commuting or needing to travel further afield, Exeter, Barnstaple, and Okehampton are all accessible by road, making Clawton an excellent base for both remote workers and those needing regional

Services - Mains electricity, and water. Private drainage. LPG bottles for cooking. Private Well for additional water - currently not in use. Multi fuel burner in kitchen has a back boiler that heats water.

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 Bond Oxborough Phillips in Holsworthy, proceed South along the A388 for approximately 3 miles until you get to Clawton. Then turn right at the War Memorial and proceed along this road for just over 1 mile. Upon getting to the junction, turn left onto Horslett Hill and continue for approximately 1.4 miles where Hawkes Place will be found on your right hand side.

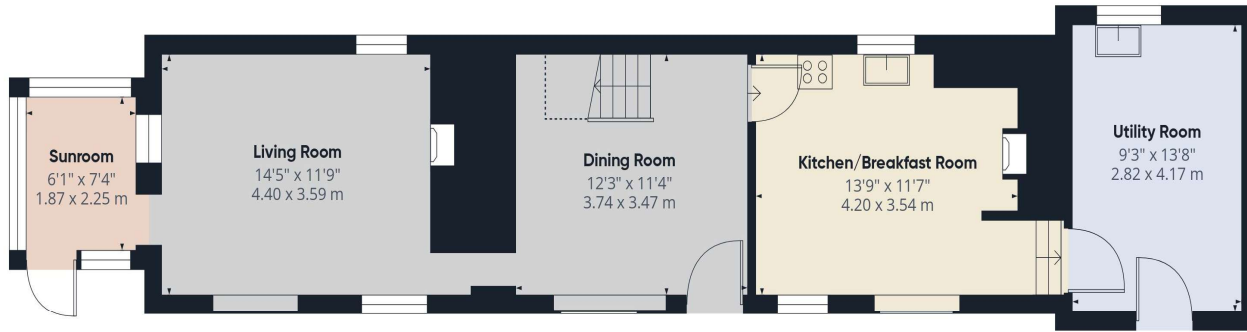
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

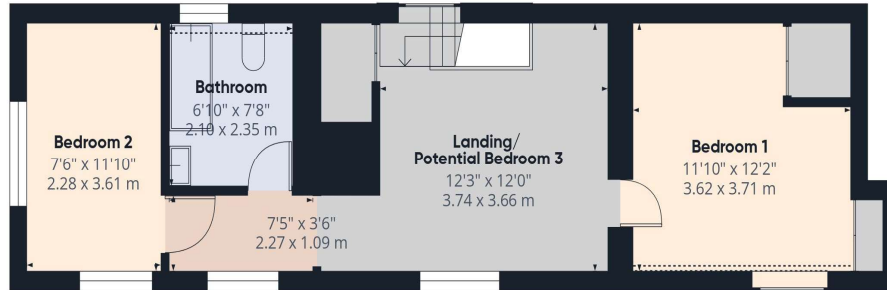
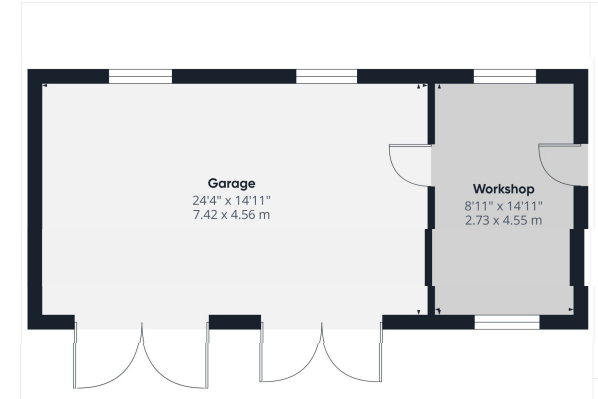
Hawkes Place, Horslett Hill, Clawton, Holsworthy, Devon, EX22 6RS



Floorplan



Floor 0 Building 1



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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com