



Bond
Oxborough
Phillips

Changing Lifestyles

Halwill Mill
Halwill
Beaworthy
Devon
EX21 5UN

Asking Price: £430,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- LARGE DETACHED CHARACTER COTTAGE
- 5 RECEPTION ROOMS
- 5 BEDROOMS
- 2 BATHROOMS
- IN NEED OF MODERNISATION THROUGHOUT
- OFF ROAD PARKING
- DETACHED GARAGE AND STORE ROOM
- GENEROUS GARDEN
- AVAILABLE WITH NO ONWARD CHAIN



Nestled in the heart of the picturesque Devon countryside, this charming and substantial character cottage offers an exceptional opportunity to acquire a spacious family home in a peaceful rural setting, with scope to add your own personal touch.

Halwill Mill enjoys an idyllic location surrounded by unspoilt countryside, whilst remaining conveniently positioned just a short drive from the popular village of Halwill Junction. The village offers a range of local amenities, with excellent transport links to the market towns of Holsworthy and Okehampton, as well as easy access to the A30.

This impressive cottage provides an abundance of versatile living space throughout. The accommodation begins with an entrance porch leading into a generous living room, complete with an attractive feature open fireplace. Adjoining the living room is a versatile office, which could equally serve as a ground floor bedroom if required, offering excellent flexibility for a variety of lifestyles.

The living room opens into the spacious dual-aspect kitchen/dining room, where large windows provide delightful views over the beautiful gardens that wrap around the property, creating a wonderful sense of privacy and seclusion. Adjoining the kitchen is a substantial utility room with direct access to the rear garden.





Directions

From Holsworthy take the A3072 Hatherleigh Road and turn right at Dunsland Cross signposted Halwill/Okehampton. Proceed along this road for approximately 4 miles and then turn right signposted Halwill 1 mile. Proceed through Halwill for approx. 1.3 miles and take the left hand turn signposted Stowford. Follow this road for a short distance and Halwill Mill can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Halwill Mill is positioned just outside the small hamlet of Halwill which is situated approx. 1 mile from the popular village of Halwill Junction, a well-positioned village set along the A3079, providing easy road connections between Holsworthy and Okehampton. Surrounded by open countryside and close to the edge of Dartmoor, it is particularly appealing to those seeking a quieter lifestyle while remaining within reach of everyday amenities.

Holsworthy, located approximately 7 miles to the west, is a traditional market town offering a range of local shops, supermarkets, schools and leisure facilities, serving as a key hub for the surrounding rural communities.

Okehampton, around 11 miles to the east, provides a more extensive range of amenities, including larger supermarkets, schooling and recreational facilities, as well as direct access to the A30 dual carriageway. This key route offers excellent connectivity to Exeter and the M5 motorway, making the area well suited for commuters.



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Internal Description

Entrance Porch - 6'2" x 4' (1.88m x 1.22m)

Living Room - 22'4" x 14'2" (6.8m x 4.32m)

Kitchen/Diner - 21'10" x 14'3" (6.65m x 4.34m)

Office - 13'4" x 8'1" (4.06m x 2.46m)

Utility Room - 14'3" x 12'2" (4.34m x 3.7m)

First Floor Landing - 16'7" x 5'9" (5.05m x 1.75m)

Sitting Room - 15'3" x 14'3" (4.65m x 4.34m)

Sunroom - 11'2" x 8'10" (3.4m x 2.7m)

Bedroom 1 - 14'2" x 10'6" (4.32m x 3.2m)

Bedroom 2 - 12'9" x 9' (3.89m x 2.74m)

Bedroom 3 - 11'6" x 10'10" (3.5m x 3.3m)

Bedroom 4 - 10' x 9'3" (3.05m x 2.82m)

Bedroom 5 - 8'8" x 8' (2.64m x 2.44m)

Bathroom - 7'2" x 6'8" (2.18m x 2.03m)

Shower Room - 6'7" x 4'3" (2m x 1.3m)

Garage - 17'7" x 16'8" (5.36m x 5.08m)

Store/Workshop - 17'7" x 10'2" (5.36m x 3.1m)

EPC Rating - EPC rating TBC.

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

Services - Mains water and electric. Private drainage.

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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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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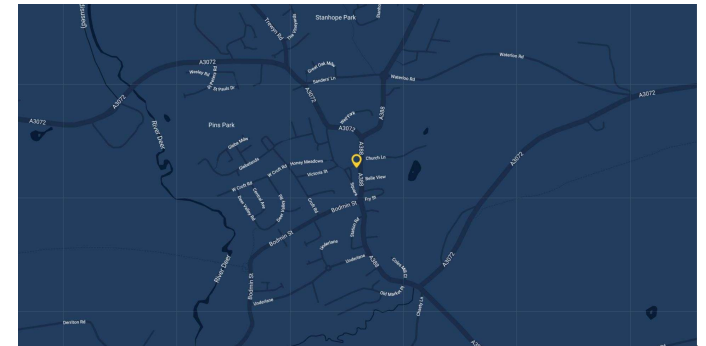
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If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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