



Bond
Oxborough
Phillips

Changing Lifestyles

Barn 8
Belle Vue
Holsworthy
Devon
EX22 6EF

Asking Price: £165,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- Newly converted barn
- 1 bedroom
- Reverse plan living
- Enclosed Garden
- Allocated parking
- EPC: TBC
- Council Tax Band:



Overview:

An exciting opportunity to acquire one of two newly converted 1 bedroom barn conversions. Located in the centre of the popular market town of Holsworthy, the barn offers superbly presented, reverse plan living accommodation with a courtyard garden and allocated off road parking.



The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.



Accommodation comprises

Bedroom - 13' x 12'4" (3.96m x 3.76m)

A generous size double bedroom with a large under stairs storage cupboard. Window and door to front elevation.

Bathroom - 6'7" x 6' (2m x 1.83m)

A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower over, close coupled WC and wash hand basin. Window to front elevation.

Inner Hallway - Stairs to first floor.

First Floor

Open Plan Kitchen/ Living Room - 20'1" x 13'3" (6.12m x 4.04m)

A fantastic, light and airy room with vaulted ceilings with twin skylight windows to rear and windows to front elevation. A superbly presented kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer taps over. Integrated fridge, freezer and washing machine. Built in oven with 4 ring ceramic hob over. Ample space for a dining room table and chairs and a living room suite. An external staircase gives access to a door to the side elevation.

Outside - The property has an allocated parking space. A pedestrian path leads to the entrance

gate, giving access to a courtyard garden, laid to gravel for ease of maintenance.

Services - Mains electricity, water and drainage. An electric boiler supplies central heating throughout with underfloor heating in the bathroom.

Agents Notes - The property has been newly converted and benefits from a 6 year architects build warrantee.

Directions

From our office proceed along Fore Street towards Launceston for only about 100 yards, and turn left immediately after Peter Peter & Wright. Continue down the hill where the entrance to Belle Vue Close will be found on the left hand side, proceed around to the left where upon the barns will be found on the left hand side.

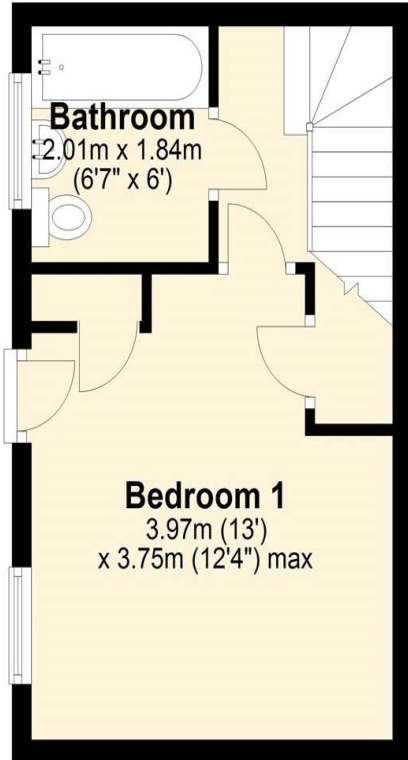


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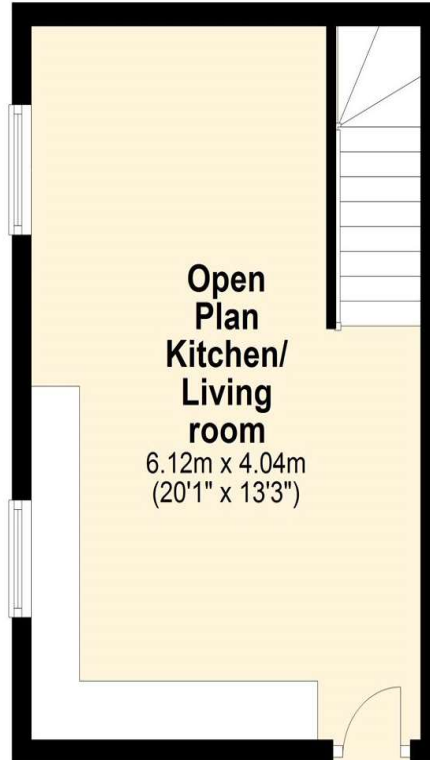
Ground Floor

Approx. 22.8 sq. metres (245.4 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



Total area: approx. 47.5 sq. metres (511.4 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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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.

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