



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Burnards House  
Holsworthy  
Devon  
EX22 7JA

**Guide Price: £475,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



# 1 Burnards House, Holsworthy, Devon, EX22 7JA

- 4 Bedroom semi detached
- Approximately 3.5 acre of land
- Suited as a small holding or equine set up
- Useful range of outbuildings including stables
- Yard area
- Gardens and parking
- EPC: F
- Council Tax Band: D



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## Location

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.ridetherubycountry.co.uk](http://www.ridetherubycountry.co.uk) is well worth a visit.



## Directions

**From Holsworthy** proceed on the A3072 Bude road for approximately 2 miles, upon reaching Burnards House Cross, turn right and immediately left into the property. 1 Burnards House will be found with a Bond Oxborough Phillips for sale board clearly displayed.

**From Bude** proceed out of the Town towards Stratton, upon reaching the A39 turn left signposted Bideford and take the right hand turning onto the A3072 signposted Holsworthy. Continue for approximately 8 miles and upon reaching Burnards House Cross, the house will be found on the left hand side with a Christopher Bond 'For Sale' notice clearly displayed. If you turn left at the crossway the access to Burnards House will be found immediately on the left hand side.

## Overview:

**This very versatile and adaptable small holding (no agricultural tie) is conveniently situated between Holsworthy and Bude and is ideally suited for equestrian or stock keeping. It comprises a substantial 2 reception room, 4 bedroom south facing semi-detached house with useful outbuildings including general purpose sheds and stable block set around a concrete yard. Level productive land extending to about 3.5 acres.**



# Internal Description

## Entrance Porch

Double aspect room comprising double glazed windows to front and side.

## Entrance Hall

### Living Room - 14'11" x 11'10" (4.55m x 3.6m)

Double aspect room comprising double glazed windows to front and side. Working stone fireplace with timber mantle and paved hearth.

### Dining Room - 11'10" x 11'5" (3.6m x 3.48m)

Beamed ceiling. Double glazed window to front. Original bench runs along underneath the window. Esse oil fired range supplying domestic hot water and part heating system set in original fireplace with stained timber surround and mantle. Tiled hearth. Crockery/Store cupboard to fireside recess.

### Kitchen - 14'7" x 6'9" (4.45m x 2.06m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over, incorporating a stainless steel single sink drainer unit with mixer taps. Integrated oven, 4 ring ceramic hob, space for under counter fridge, recess and plumbing for washing machine and dishwasher. Window to rear elevation. Stable style door to Rear Porch.

### Utility Room - 8'6" x 4'11" (2.6m x 1.5m)

Window to rear elevation. Space for fridge/freezer. Work surface to one wall. Storage shelves.

## First Floor Landing

### Bedroom 1 - 12'4" (3.76) maximum x 12' (3.66)

### Bedroom 2 - 12' (3.66) x 8'5" (2.57) plus wardrobe recess

Double glazed window to front. Original cast iron fireplace (not currently used).

### Bedroom 3 - 14'6" x 6'5" (4.42m x 1.96m)

Double glazed window to rear with pleasant aspect to paddock.

### Bedroom 4 - 8'5" x 6'9" (2.57m x 2.06m)

Double glazed window to front.

### Bathroom - 7'6" x 5'7" (2.29m x 1.7m)

Opaque double glazed window to rear. 3 piece white suite comprising low level WC, pedestal wash hand basin, 'P' bath with electric shower over.

**Outside** - A footpath leads to the Entrance Porch. Lawned front garden with herbaceous borders. Productive vegetable plot which runs to the side of the house. Aluminium framed green house. Outside toilet. A side access with a multi-bar metal gate leads to the concrete drive which provides ample parking and turning space for numerous vehicles, and in turn leads to the:

### Garage/Workshop - 17'4" x 17'3" (5.28m x 5.26m)

Metal up and over door to front. Window to side. Light and power connected. Pedestrian doors to front and to paddock. Original stone built Store Shed. Adjoining Log Store. Plastic oil storage tank. Hot and cold outside tap. Located to the rear of the garage and approached from

the drive is a large Concrete Yard with outside lighting, around which are positioned the following useful outbuildings:

### General Purpose Agricultural Shed - 31' x 15' (9.45m x 4.57m)

Timber/Corrugated sheet construction. Light connected. Concrete floor.

### Adjoining Lean-To - 21' x 15' (6.4m x 4.57m)

Timber/Corrugated sheet construction. Light connected. Concrete floor. Currently incorporating a Loose Box some 10' 6 x 9' 0 leaving space for implements/machine storage.

### Purpose Built Stable Block - 24'5" (7.44) x 13'9" (4.19) overall dimensions

Block/Timber construction under a corrugated sheet roof. 2 loose boxes. Concrete floor, with purpose fitted rubber matting. Light and power connected. The yard area at the property is particularly well gated and from here there is direct access to the paddock. The productive and Level Paddock extends to approximately 3.5 acres and also benefits from useful separate road access. It has been well maintained by the present vendors, with regularly cut hedges etc. The area of paddock immediately adjoining the concrete yard has been fenced off with post and rail to form an enclosure with a field shelter.

**Services** - Mains water and electricity. Private drainage.





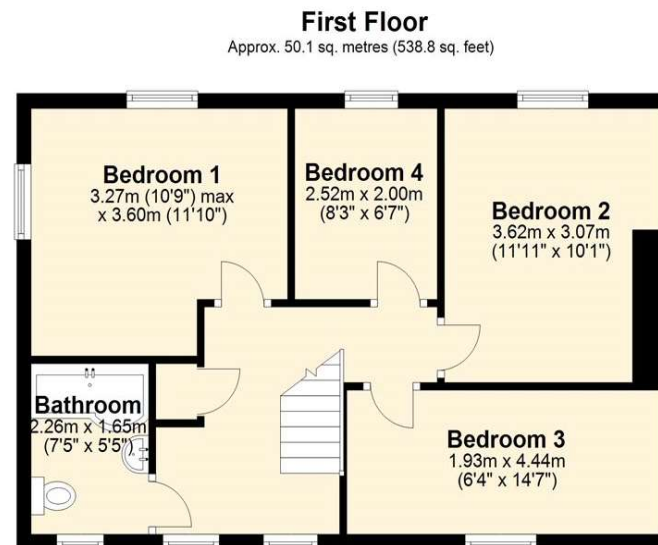
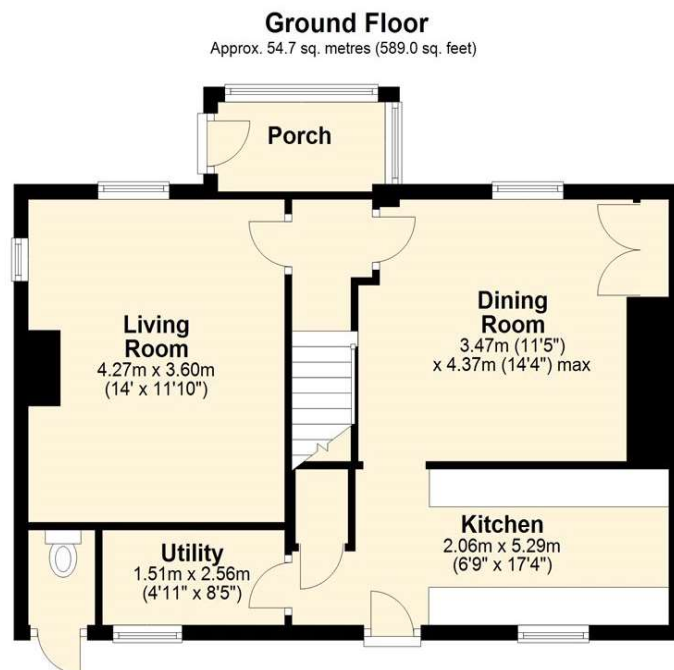


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Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

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

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# We are here to help you find and buy your new home...

Albion House  
4 High Street  
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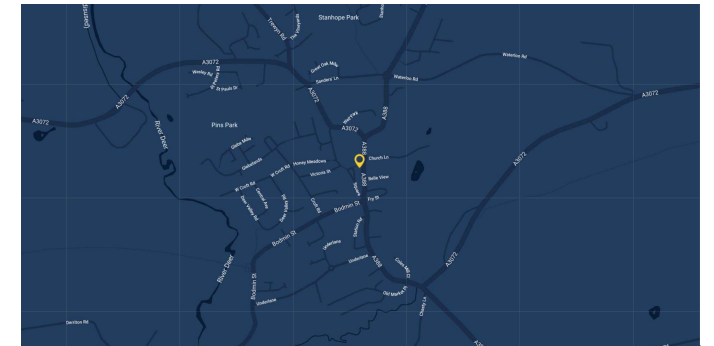
## Have a property to sell or let?

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.



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