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Changing Lifestyles

Penrose Villa
12 Bodmin Street
Holsworthy
Devon
EX22 6BB

Asking Price: £299,950 Freehold



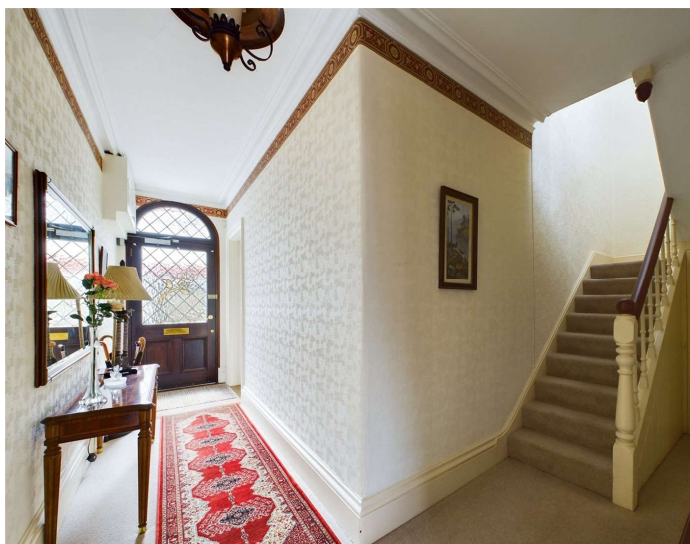
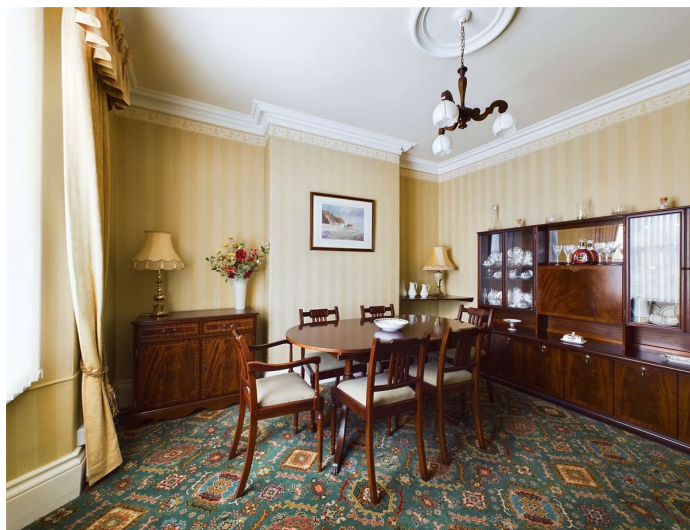
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Penrose Villa, 12 Bodmin Street, Holsworthy, Devon, EX22 6BB



- 5 Bedrooms
- 2 Reception Rooms
- Period Residence
- Town centre location
- Stunning walled garden
- Spacious and versatile accommodation
- No onward chain
- EPC: E
- Council Tax Band: C



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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. 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.

Overview:

Available for the first time since the 1950's is this superb 5-bedroom, 2 reception room period residence dating back to pre-1765. Penrose Villa boasts many original character features throughout, with thick stone walls & high ceilings. It would benefit from some modernising although very well maintained by the current owners & benefitting from double glazing throughout. Perfectly situated within a short level walk of Holsworthy's town centre & its comprehensive range of amenities. A stunning walled garden is a stand out feature for the home. No onward chain.



Directions

From our office in Holsworthy proceed south along Fore Street, just after leaving town centre take the right hand turning into Bodmin Street, where Penrose Villa will be found a short way along on the right-hand side.



Entrance Hall

Living Room - 18'6" x 10'2" (5.64m x 3.1m)

A spacious and characterful room with original ceiling coving and rose. A feature fireplace houses an open fire. Window to front elevation.

Kitchen/ Breakfast Room - 19'6" x 9'4" (5.94m x 2.84m)

A dual aspect room with windows to side and rear elevations enjoying views over the gardens. A fitted kitchen comprises a fitted range of base and wall mounted units with work surfaces over incorporating a stainless-steel single sink drainer unit and a countertop four ring gas hob burner. Built in high level double oven. Plumbing and recess for dishwasher. Space for fridge/freezer. A feature fireplace with a stone surround and timber mantle houses a wood burning stove.

Dining Room - 13'1" x 10'8" (4m x 3.25m)

A well-presented and characterful room with original ceiling rose and coving. Ample space for a dining room table and chairs. Window to front elevation.

Bathroom - 7'9" x 6'4" (2.36m x 1.93m)

A fitted suite comprises an enclosed panelled bath with shower over, close coupled WC and wash hand basin. Windows to rear and side elevations.

Utility Room - 10'7" x 7'2" (3.23m x 2.18m)

Currently used as a utility room/ work shop, with a WC and wash basin. Plumbing and recess for washing machine and space for fridge/freezer. Further storage space overhead. Could be converted to further accommodation.

First floor

Bedroom 1 - 17'10" x 10'10" (5.44m x 3.3m)

A spacious master bedroom with window to front elevation with sink/vanity & plumbing.

Bedroom 2 - 13'2" x 11'1" (4.01m x 3.63m)

A generous size double bedroom with window to side elevation with sink/vanity unit & plumbing. Door leading to-

Bedroom 5 - 12'1" x 6'9" (3.68m x 2.06m)

A single bedroom located off bedroom 2, would suit as a nursery or dressing room, or potentially could be altered to provide an ensuite as plumbing available.

Bedroom 3 - 12'4" x 8'10" (3.76m x 2.7m)

A double bedroom with window to front elevation with a vanity unit housing a wash hand basin.

Bedroom 4 - 9'6" x 7'10" (2.9m x 2.4m)

A single bedroom with a vanity unit housing a wash hand basin potentially could be altered to provide an ensuite to bedroom 1 as plumbing available. Window to front elevation.

WC - 3'8" x 3'4" (1.12m x 1.02m)

Close coupled WC and wash hand basin. Window to rear elevation.

Outside - The property has a fantastic enclosed walled garden, a brick paved path and patio area frame a level lawn with attractive planted borders housing a variety of plants, flowers and shrubs. At the bottom of the garden is

a glazed sun room with French glazed double doors, electric lighting and sockets adjoining a useful garden shed. The original well is still in situ, and in working order with a pump, useful for watering the garden.

Services - Mains electricity, water and drainage. LPG bottles for the gas hob in the kitchen.

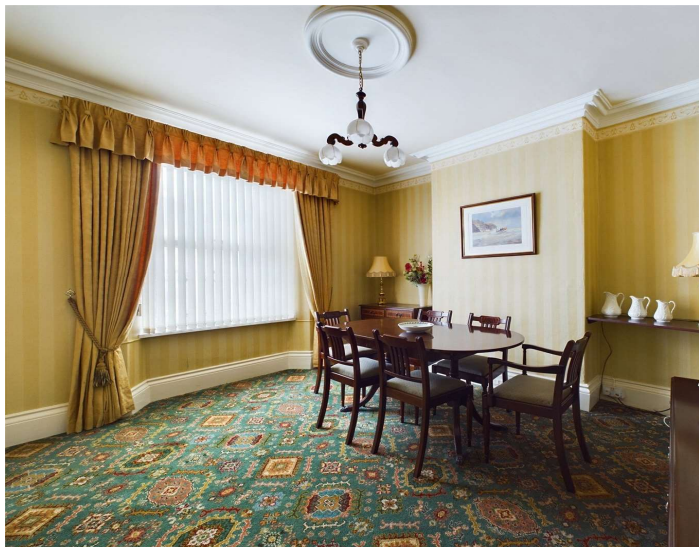




Agents Notes - Penrose Villa has the benefit of a pedestrian access and the ability for wheelbarrow use over a concreted pathed right of way with additional security of shared locked door access from Bodmin Street between No. 8 and 10.

The current owners rent a lock up garage within 100 yards of the property at Gimblets Court and there is opportunity for the new owners of Penrose Villa to take over the garage rental agreement.







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.

Penrose Villa, 12 Bodmin Street, Holsworthy, Devon, EX22 6BB

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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@boproperty.com

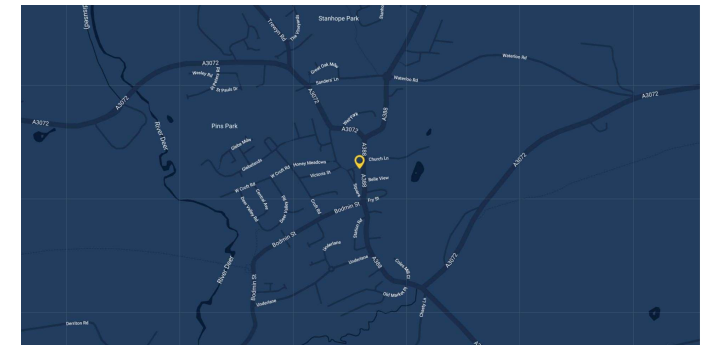
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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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