



Bond
Oxborough
Phillips

Changing Lifestyles

2 Barn Park Gardens
Halwill
Beaworthy
Devon
EX21 5UQ



Asking Price: £215,000 Leasehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- 2 DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- FRONT AND REAR GARDENS
- USE OF COMMUNAL PARKING
- SOUGHT AFTER RESIDENTIAL AREA
- QUIET AND RURAL LOCATION
- LOVELY COUNTRYSIDE VIEWS
- EPC: D

An exciting opportunity to acquire this well presented, spacious, light and airy, 2 double bedroom, 2 reception room house with front and rear gardens. The residence is situated on the edge of the popular hamlet of Halwill Town and benefits use of the communal parking area and grounds along with stunning countryside views. EPC D.



Situation

Barn Park Gardens is an exclusive development offering real country living to the more mature and discerning buyer looking to capture a slightly slower pace of life. The surrounding area remains resolutely agricultural, yet Barn Park Gardens is within close striking distance of the market town of Holsworthy and Okehampton and the ever popular coastal town of Bude with its sandy beaches and bracing walks. It is also well situated for the A30 with Exeter and the M5 accessible in well under an hour. The whole environment, which embraces Barn Park Gardens, is what makes the site so special and exclusive. Its entrance has an appeal of grandeur, and the approach meanders past the large elegant period house standing in four and a half acres of beautiful gardens that is Barn Park Residential Home.

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. After approximately 0.6 of a mile Barn Park Nursing Home can be found on the right. Take this turning and proceed straight on down the tarmac road and No.2 will be found directly in front of you.

Entrance Porch - 3'11" x 3'5" (1.2m x 1.04m)

Space for hanging coats and storing shoes.

Cloakroom - 6'5" x 3'2" (1.96m x 0.97m)

Fitted with a concealed cistern WC and wall hung wash hand basin. Window to front elevation.

Living Room - 17'11" x 12' (5.46m x 3.66m)

Light and airy reception room with window to front elevation. Ample room for living room suite. Stairs leading to first floor landing and useful under stairs cupboard.

Dining Room - 9'9" x 9'5" (2.97m x 2.87m)

Ample room for dining room table and chairs. Double glazed French patio door to rear elevation, leading to rear garden.

Kitchen - 9'9" x 8'1" (2.97m x 2.46m)

A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer taps. Built in electric oven, with 4 ring hob and extractor over. Space for washing machine, dishwasher and free standing fridge/freezer. Window to rear elevation.

First Floor Landing - Access to loft space. Window to side elevation.

Bedroom 1 - 17'11" x 14'6" (5.46m x 4.42m)

Generous double bedroom with window to front elevation. Built in cupboard housing hot water cylinder and access to useful shelves.

Bedroom 2 - 9'9" x 9'4" (2.97m x 2.84m)

Double bedroom with window to rear elevation, enjoying pleasant countryside views.

Bathroom - 8'1" x 6'4" (2.46m x 1.93m)

A fitted suite comprising "P" shaped panel bath with "Mira" electric shower over, pedestal wash hand basin and concealed cistern WC. Electric heated towel rail. Velux window to rear.

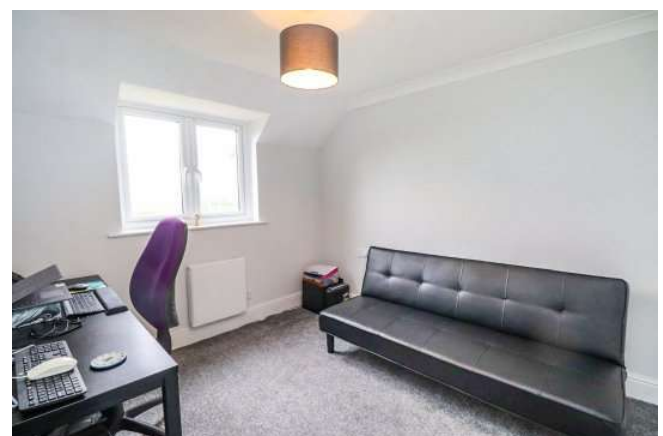
Outside - The low maintenance front garden is principally laid to lawn with a paved path that leads to the front entrance door and the pedestrian side gate which provides access to the rear garden. The rear garden is principally laid to lawn and bordered by close boarded wooden fencing to the sides and a Devon bank to the rear with lovely county side views beyond. A paved patio area adjoins the rear of the property and provides the ideal spot for alfresco dining.

Services - Mains water, electricity and drainage.

EPC Rating - EPC rating D.

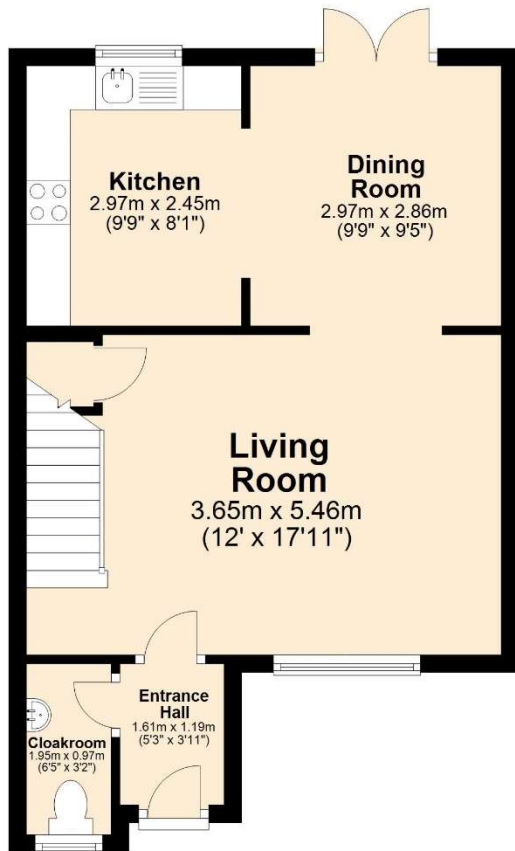
Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

Agents note - 2 Barn Park Gardens in a leasehold property. The lease was granted in 2022 for 125 years, with 103 years remaining. Ground rent is £125 per year and £40 per month for maintenance of the communal areas.



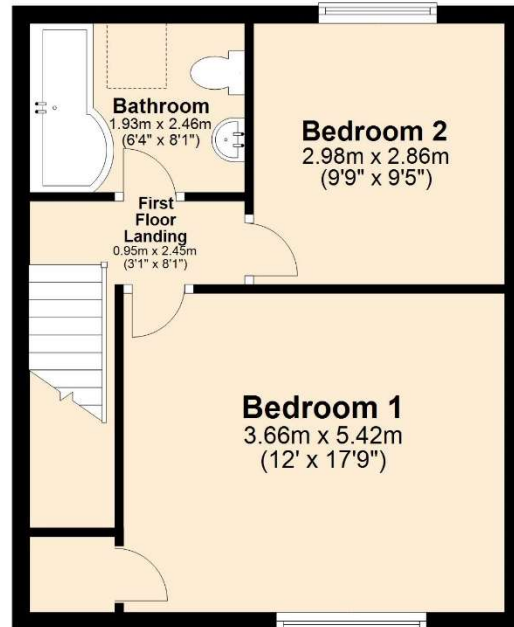
Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 78.1 sq. metres (840.7 sq. feet)

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



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.