



Bond
Oxborough
Phillips

Changing Lifestyles

Barn 7
Belle Vue Close
Holsworthy
Devon
EX22 6EF



Asking Price: £175,000 Freehold



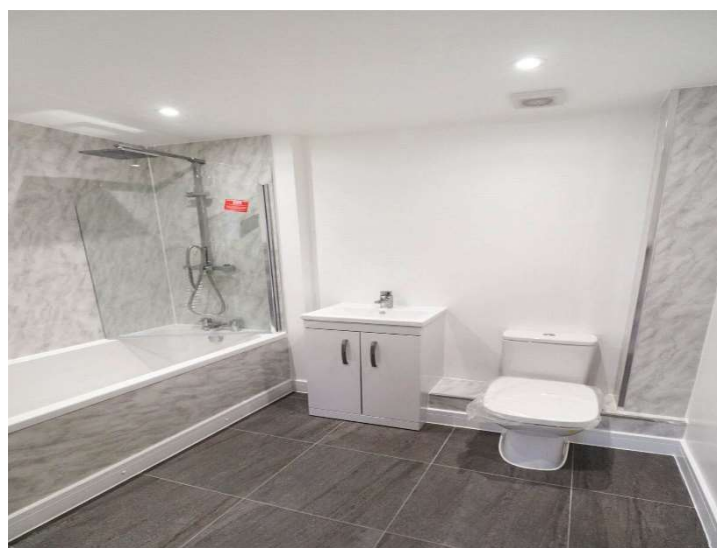
Changing Lifestyles

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holsworthy@boproperty.com



- NEWLY CONVERTED BARN
- SUPERBLY PRESENTED/HIGH SPEC
- 1 BEDROOM
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- ENCLOSED GARDEN
- ALLOCATED PARKING AREA
- WALKING DISTANCE TO TOWN CENTRE
- EPC: TBC

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, light and airy accommodation throughout and benefits from a low maintenance courtyard garden and allocated off road parking.



Situation

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.

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 with its number plaque clearly displayed.

Entrance Hall - Stairs leading to first floor with useful under stairs storage. Window and door to front elevation.

Bedroom - Spacious double bedroom with windows to front elevation over looking the garden.

Bathroom - A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower over, close coupled WC and wash hand basin. Cupboard housing hot water cylinder.

Open plan living/kitchen/dining area - A fantastic, light and airy open plan room with feature vaulted ceilings. A modern kitchen comprising a range of base 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 and extractor over. Ample space for a dining room table and chairs and a living room suite. Twin skylight windows to rear and windows to front 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 and bordered by close boarded wooden fencing.

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

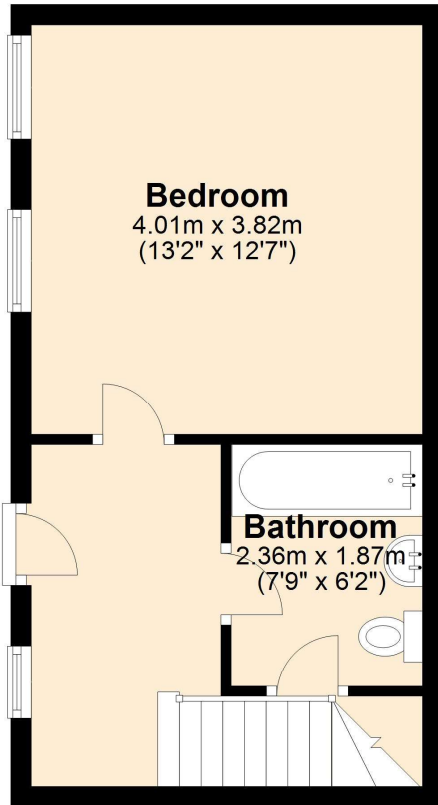
EPC rating - TBC.

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



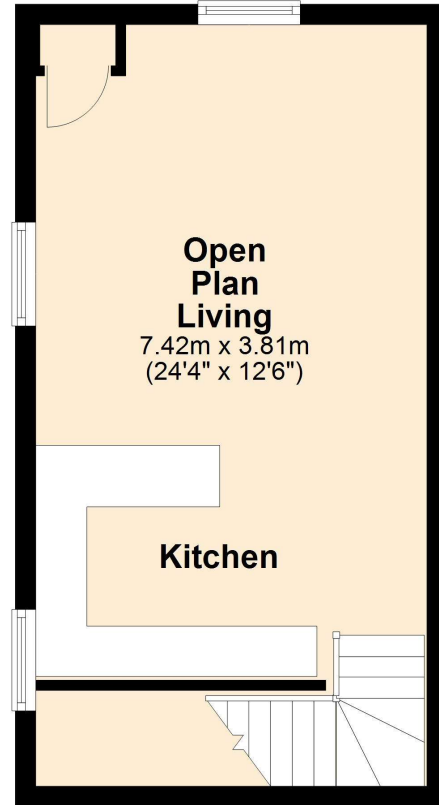
Ground Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 56.8 sq. metres (611.2 sq. feet)

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



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