



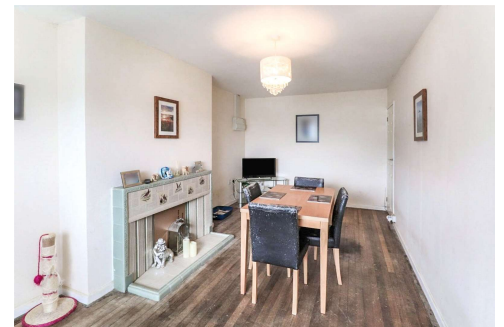
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Winsford House  
Stanhope Gardens  
Holsworthy  
Devon  
EX22 6DZ



**Guide Price: £285,000**



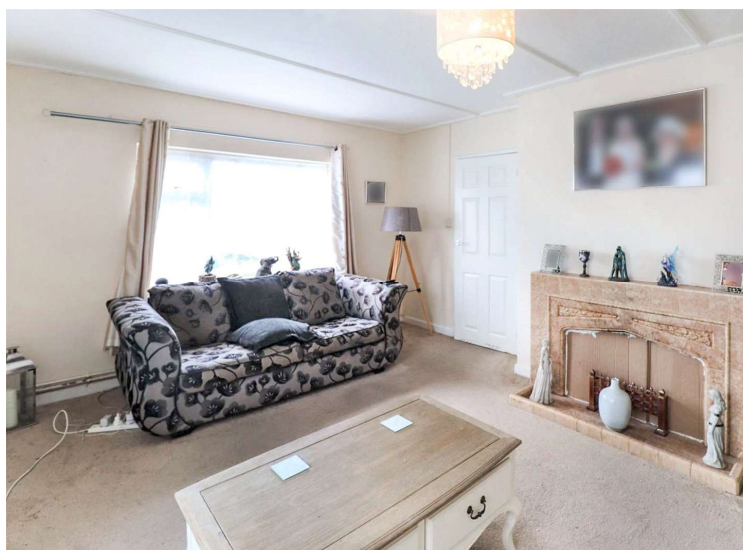
Changing Lifestyles

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Winsford House, Stanhope Gardens, Holsworthy, Devon,  
EX22 6DZ



- 3 Bedroom detached house
- Planning permission granted for conversion into 2 dwellings
- Off road parking
- Garden
- Town centre location
- EPC: TBC



## Overview

**Situated in the heart of this sought after market town of Holsworthy is this spacious 3 bedroom detached residence with off road parking and an enclosed garden. The property has planning permission granted for the conversion into two 2 bedroom dwellings. Equally the property could be modernised into a stunning family home.**

## 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.rubycountry.com](http://www.rubycountry.com) is well worth a visit.

## Directions

From our Holsworthy office on foot turn right out of the office and proceed for a short distance, then turn left into Stanhope Gardens whereupon the property will be found on the left hand side.



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# Changing Lifestyles

**The accommodation comprises (all measurements are approximate);**

**Entrance Hall** - Stairs rising to first floor.

**Living Room** - 15'10" x 12'5" (4.83m x 3.78m)  
Dual aspect room. Fireplace.

**Dining Room** - 11'6" x 18'11" (3.5m x 5.77m)  
Window to front elevation. Fireplace. Understairs cupboard leading to a further storage area.

**Kitchen** - 18'10" x 7'10" (5.74m x 2.4m)  
A range of wall and base units with worktop over. Stainless steel sink with drainer unit and mixer tap. Extractor hood. Space and plumbing for washing machine. Space for cooker. Space for Fridge Freezer.

## First Floor Landing

**Bedroom 1** - 12'5" x 18'11" (3.78m x 5.77m)  
A spacious dual aspect double bedroom.

**Bedroom 2** - 15'4" x 9'11" (4.67m x 3.02m)  
Window to front elevation.

**Bedroom 3** - 15'4" x 7'11" (4.67m x 2.41m)  
Window to front elevation.

**Bathroom** - 10'11" x 8'9" (3.33m x 2.67m)  
Large corner bath, WC, Wash hand basin with mixer tap, wall-mounted shelf and mirror above. Shower cubicle with 'Mira Sport' electric shower. Heated towel rail. Two opaque windows to front elevation.

**Outside** - The property has off road parking across the front of the property, and an enclosed lawned garden to the side bordered by close boarded fencing.

**Outside WC** - 5'7" x 2'11" (1.7m x 0.9m)  
WC.

**Store** - 8'11" x 9'6" (max) (2.72m x 2.9m (max))  
Oil fired boiler.

**The planning** - Planning permission has been granted for the conversion into two 2 bedroom dwellings. Plans and further details are available to view on the Torridge planning portal with reference -1/0781/2021/FUL

**Services** - Mains water and electricity. Oil fired central heating.

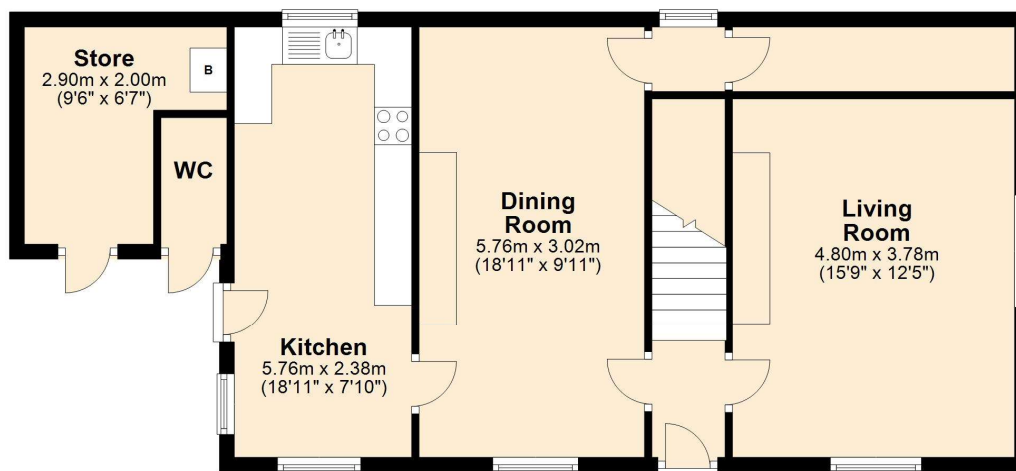
**EPC** - TBC

**Council Tax Band** - D



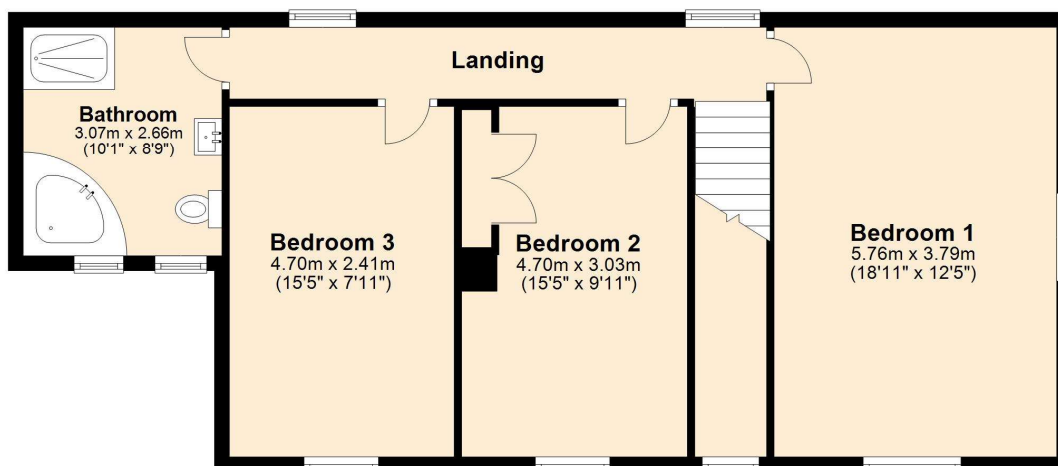
**Ground Floor**

Approx. 68.4 sq. metres (736.4 sq. feet)



**First Floor**

Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 138.0 sq. metres (1485.0 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.

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