



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Lodge  
Thornbury  
Holsworthy  
Devon  
EX22 7DA

**Asking Price: £425,000 Freehold**



**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)**



The Lodge, Thornbury, Thornbury, Holsworthy, Devon, EX22 7DA



- 2 BEDROOM
- DETACHED CONVERSION
- BEAUTIFUL LOCATION
- LARGE GARDENS OF APPROXIMATELY 1/3 ACRE
- DETACHED GARAGE
- NO ONWARD CHAIN
- WELL PRESENTED
- EPC: G
- Council Tax Band: C



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## Overview

**Situated in this most picturesque and quiet setting, is this former barn to the Elizabethan Priory in Thornbury. This 2 bedroom conversion offers well presented accommodation throughout. The residence has generous size gardens of approximately 1/3 an acre and a driveway providing ample off road parking with a detached garage/ store. The property and the position needs to be seen to be fully appreciated. EPC G**

## Location

**Situated on the edge of this tiny hamlet which nestles amidst rolling and unspoilt Devon countryside. Holsworthy is just 5 miles away. This bustling market town 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.**

## Directions

From Holsworthy proceed along the A388 North Road, and upon reaching the mini-roundabout go straight across. Continue along this road and turn right, upon reaching Stanbury Cross, signposted Thornbury & Shebbear. After

some 1.5 miles, upon reaching the crossroads, proceed straight across. Continue along this road and through the village of Woodacott, proceed for a short distance, whereupon the entrance driveway will be found on the left hand side prior to the derelict old Village Hall. A Bond Oxborough Phillips for sale board will be found clearly displayed.

### Entrance Hall

#### Living Room - 19'2" x 11'9" (5.84m x 3.58m)

A light and airy, dual aspect room with windows to front and side elevations. A feature fireplace houses a wood burning stove.

#### Kitchen - 11'9" x 7'9" (3.58m x 2.36m)

A well presented fitted kitchen comprises a range of base and wall mounted units with solid wood work surfaces over incorporating an inset 'Belfast sink' with mixer taps over. Built in high level oven, countertop 4 ring gas hob with extractor system over. Plumbing and recess for washing machine/ dishwasher. Space for tall fridge/ freezer. Windows to side and rear elevations

#### Utility Room - 7'9" x 6'5" (2.36m x 1.96m)

Solid wood work surfaces with a Belfast sink. Plumbing and recess for a washing machine and tumble dryer. Floor mounted gas fired central heating boiler supplying domestic hot water and heating systems. Window to rear and door to side elevation.

#### Bedroom 1 - 13'10" x 9'8" (4.22m x 2.95m)

A generous size bedroom with fitted range of bedroom furniture. Window to front elevation.

#### Bedroom 2 - 8'9" x 8'7" (2.67m x 2.62m)

A double bedroom with windows to rear and side elevations.

#### Bathroom - 7' x 5'7" (2.13m x 1.7m)

A well presented fitted suite comprises an enclosed panelled bath with shower over, close coupled WC and wash hand basin.

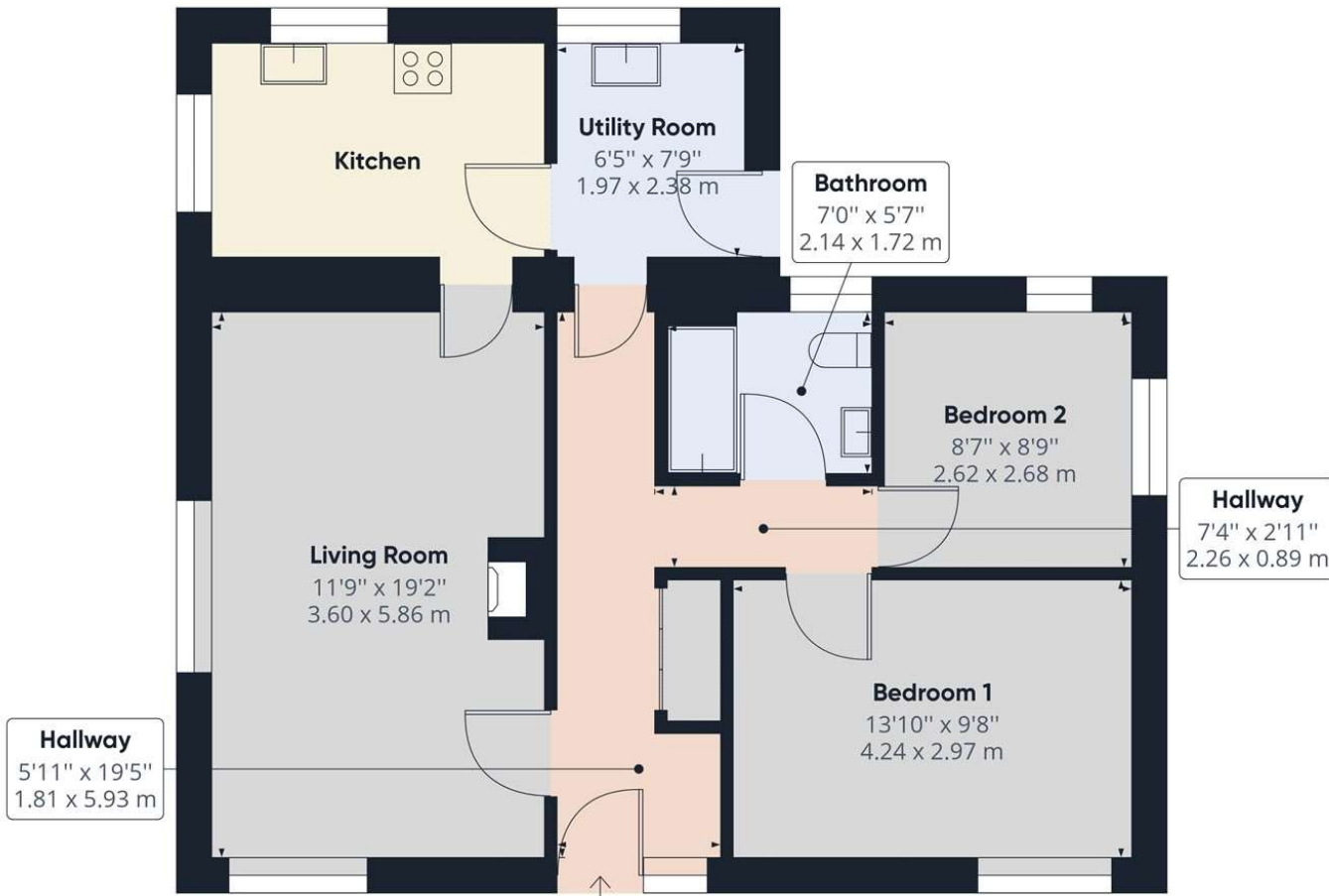
**Outside** - The property is approached via an entrance lane leading to a level parking area. The gardens total approximately 0.3 acre and are principally laid to lawn with a lower formal garden, being bordered by mature shrubs and trees, with an ornamental garden pond. Greenhouse. A raised garden is located above the driveway.

**Services** - Mains electricity and water. Private drainage, LPG central heating.





# The Lodge, Thornbury, Thornbury, Holsworthy, Devon, EX22 7DA



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