



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Shire Court  
Oak Lane  
Whitstone  
Holsworthy  
Cornwall  
EX22 6TH

**Asking Price: £265,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

5 Shire Court, Oak Lane, Whitstone, Holsworthy, Cornwall, EX22 6TH



- GRADE II LISTED BARN CONVERSION
- 3 BEDROOMS
- "REVERSE" ACCOMMODATION
- OUTSTANDING COUNTRYSIDE VIEWS
- USEFUL CARPORT
- QUIET EDGE OF VILLAGE LOCATION
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band:



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**An exciting opportunity to acquire this stunning 3 bedroom Grade II listed barn conversion with an outstanding south westerly aspect over rolling North Cornish countryside. This reverse level terraced property offers private rear garden, useful utility store, car-port parking and is offered with no onward chain. EPC Rating - E. Council Tax Band- TBC.**

## First Floor

**Entrance Hall** - Doors leading to:

**Bedroom 1** - 10'5" x 10'7" (3.18m x 3.23m) - Double room with built in wardrobe. Window to rear elevation.

**Bedroom 2** - 11'2" x 8'9" (3.4m x 2.67m)- Double room with built in wardrobe. Window to rear elevation.

**Bedroom 3** - 6'5" x 7'2" (1.96m x 2.18m) Window to front elevation.

**Bathroom** - 9'11" x 4'8" (3.02m x 1.42m) A fitted suite comprising of an enclosed panelled bath, with mains fed shower over, close coupled WC, wash hand basin and heated towel rail. Useful storage cupboard. Window to front elevation.

**WC** - 3'9" x 3 (1.14m x 3) WC and hand basin. Extractor fan.

**Living/Dining Room** - 16'7" x 19'2" (5.05m x 5.84m)

Spacious and bright room with ample space for dining and large suite enjoying stunning rural countryside views. Large windows to the front and rear elevations. Loft access.

**Kitchen** - 8'3" x 9'2" (2.51m x 2.8m)

A range of modern base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap. Including integrated dishwasher and under counter fridge/freezer. Space for oven and integrated extractor hood over. Window to rear elevation.

**Outside** - To the front of the property is a communal courtyard with car port offering parking. The rear garden is laid to lawn with a patio area, and contains a selection of shrubs bordering the lawn. Steps down to a further patio area with views over the stunning countryside and beyond.

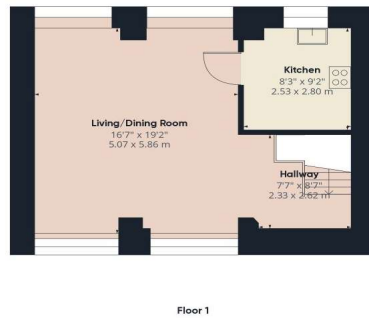
**Utility/Store** - Light and power connected. Plumbing for washing machine.

**Services** - Mains water and electricity. Private drainage to a shared septic tank.

**EPC Rating** - Band E.

**Council Tax Band** - To be confirmed





## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

## Directions

From Bude town centre proceed out of the town along Stratton Road, and upon reaching the A39 turn left signposted Bideford, and then take the right hand turning onto the A3072. Proceed down into the centre of Stratton and through the village, heading towards Red Post. Upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road and after approximately 4 miles, upon entering Whitstone, take the second right hand turning into Oak Lane signed Whitstone Church & Primary School. The entrance to Shire Court will then be found a short way along after passing the school, on the left hand side. Proceed through here and under the stone arch whereupon No.5 will be found on the left hand side.

