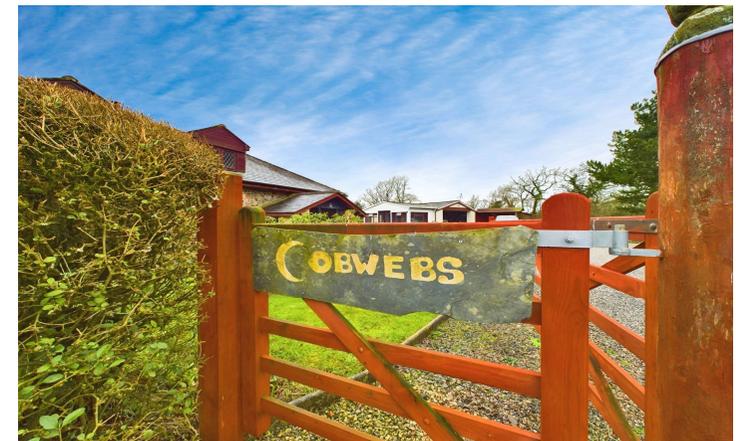


Cobwebs  
Blagdon  
Holsworthy  
Devon  
EX22 6NZ

**Asking Price: £525,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

Cobwebs, Blagdon, Holsworthy, Devon, EX22 6NZ



- 3 DOUBLE BEDROOMS
- SEMI DETACHED BARN CONVERSION
- DETACHED GARAGE AND CAR PORT
- 1/2 AN ACRE OF LANDSCAPED GARDENS
- SEMI-RURAL LOCATION
- APPROX 2 MILES FROM HOLSWORTHY
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: TBC



**Situated in a peaceful and quiet setting within a small rural hamlet. Cobwebs is a beautifully converted barn comprising 3 double bedrooms (1 ensuite), generous living room, spacious kitchen/diner, bathroom, utility and laundry room. The residence boasts many character features throughout and benefits from an extensive off road parking area, detached double garage and car port, with a wrap around, stream lined landscaped garden extending to approximately 1/2 an acre. EPC D.**



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## Situation

Cobwebs is situated in a small semi rural hamlet approximately 2 miles from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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 10 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 22 & 15 miles distant respectively, whilst Barnstaple, the Regional North Devon Centre is some 27 miles. Launceston, Cornwall's ancient capital, is some 15 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 Holsworthy proceed on the A3072 towards Hatherleigh, after 2.2 miles at Anvil Corner, take the left hand turn sign posted Cookbury and Thornbury. Follow this road for approximately 1.2 miles and upon reaching the cross roads, turn left.

The entrance lane will be found after a short distance on the right hand side, follow the lane and the entrance to Cobwebs will be found directly ahead with its name plaque clearly displayed.



# Internal Measurements

**Sun Room** - 10'4" x 6'2" (3.15m x 1.88m)

**Inner Hallway** - 14'9" x 14'3" (4.5m x 4.34m)

**Kitchen/Diner** - 21'8" x 18'7" (6.6m x 5.66m)

**Living Room** - 26'8" x 15' (8.13m x 4.57m)

**Utility Room** - 7'7" x 6'2" (2.3m x 1.88m)

**Shower Room** - 9'8" x 2'8" (2.95m x 0.81m)

**Laundry Room** - 9'8" x 6'10" (2.95m x 2.08m)

**First Floor Landing** - 9'8" x 6'10" (2.95m x 2.08m)

**Bedroom 1** - 18'7" x 12'3" (5.66m x 3.73m)

**Ensuite** - 9'4" x 3'3" (2.84m x 1m)

**Bedroom 2** - 15' x 14'7" (4.57m x 4.45m)

**Bedroom 3** - 14'8" x 11'2" (4.47m x 3.4m)

**Bathroom** - 11'10" x 9'1" (3.6m x 2.77m)

Outside

**Garage** - Light and power connected.

**Services** - Mains water, electricity and private drainage via a septic tank. Oil fired central heating.

**EPC Rating** - EPC rating "D" (55), with potential to be "B" (86).

**Council Tax Banding** - Council Tax Band 'D' {please note this council band may be subject to reassessment}.

**Tenure** - Freehold

**Local Authority** - Torridge District Council.

**What3words** - ///cashiers.parkland.prompt

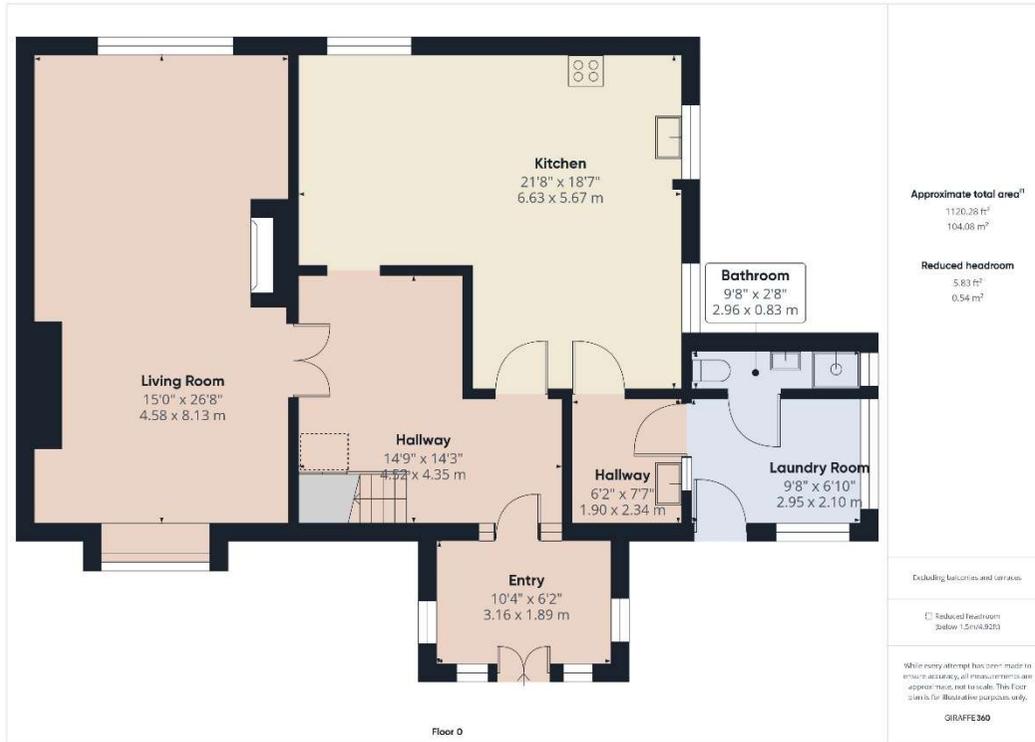


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# We are here to help you find and buy your new home...

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