



The Shed  
Thornbury  
Cookbury  
Holsworthy  
Devon  
EX22 7BA

**Asking Price: £60,000**



Changing Lifestyles

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## Situation

The bustling market town of Holsworthy is some 4 miles with its comprehensive range of national and local shops together with many amenities including Indoor Heated Swimming Pool, Schools, Library, Park, Health Centre, Sports Hall, Golf Course, Bowling Green etc. For those wishing to travel further afield Okehampton, the "gateway" to Dartmoor, is some 20 miles with the A30 dual carriageway providing a speedy link to the M5 motorway and Cathedral City of Exeter with its inter-city rail and airport links. Bude on the spectacular North Cornish coast is about 14 miles, and the regional North Devon Centre of Barnstaple is some 30 miles. Neighbouring villages include Shebbear with its well known Public School which is some 4 miles distant.

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, turn right at the village green, continue past Broadgate farm which is found on the left hand side and proceed on the no through road. The entrance to The Shed is after a short distance and accessed via a 5 bar wooden gate on the right hand side.

- Approximately 1 acre of land
  - Forestry cabin
- Further potential considered subject to gaining the necessary consents
  - Beautiful rural setting
  - Located on the outskirts of a popular village
    - Woodburning stove
    - Composting toilet

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.