



Bond
Oxborough
Phillips

Changing Lifestyles

Woodruff
Thornbury
Holsworthy
Devon
EX22 7DD

Asking Price: £775,000 Freehold



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01409 254 238
holsworthy@boproperty.com

Woodruff, Thornbury, Holsworthy, Devon, EX22 7DD



- Smallholding of approximately 14 acres
- Established kitchen garden
- 3 bedroom detached house
- A good range of outbuildings
- Rural setting
- 2 bedroom Garden lodge
- Beautiful landscaped gardens
- Solar Panels, Battery & EV charge point
- Potential for equestrian usage
- Land is predominantly pastureland with an area of woodland
- EPC: TBC
- Council Tax Band: D



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Location

Situated on the edge of this popular 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 the centre of Holsworthy proceed on the A388 Bideford road and on the edge of Holsworthy turn right signed Thornbury 4 miles & Shebbear 7 miles. Follow this road for approximately 1.6 miles and upon reaching Blagdonmoor Cross proceed straight over signed Woodacott/Thornbury. Follow this road towards Shebbear for 2.6 miles and upon reaching the Church, and Thornbury Cross turn left signposted Milton Damerel 2 miles, and after 0.2 miles the property will be found on the right hand side. Please note, sat nav will direct to front door with postcode. **What3words - ///flank.wide.calibrate**

Overview:

This superb country small holding nestles in the heart of the unspoilt Devon Countryside. A comfortable and well presented 3 bedroom home has beautiful landscaped gardens including a 2 bedroom garden lodge. The property boasts approximately 13.6 acres of land comprising pastureland, a picturesque woodland and a good range of outbuildings. Woodruff offers a great opportunity for those looking for a change of lifestyle, or those wishing to take on a productive smallholding or to create an equestrian set up.



Entrance Hall

Sunroom - 17'3" x 9'4" (5.26m x 2.84m)

A spacious room overlooking the superb landscaped walled garden and pond. French glazed doors to rear

Kitchen - 13'4" x 12'6" (4.06m x 3.8m)

A superbly presented kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer tap over. Space for range style cooker with extractor system over. Integrated fridge, freezer and dishwasher. kitchen island with breakfast bar. Window to front elevation. Steps down to-

Living Room - 24'4" x 12'8" (7.42m x 3.86m)

A fantastic and characterful, dual aspect room with a stunning Pine vaulted ceiling. Ample space for a dining room table and chairs and a living room suite. Window to front elevation, windows and French doors to rear elevation overlooking the walled garden.

Bedroom 3/Study - 11'3" x 9' (3.43m x 2.74m)

A ground floor room currently used as a study, equally suiting as a spacious ground floor bedroom with windows to side and rear elevations.

Cloakroom - 7' x 3'9" (2.13m x 1.14m)

Close coupled WC and wash hand basin. Plumbing and recess for washing machine and tumble dryer. Window to front elevation.

First Floor Landing

Linen cupboard.

Bedroom 1 - 12' x 10'2" (3.66m x 3.1m)

A spacious master bedroom with extensive fitted wardrobes, window to rear elevation overlooking the gardens and land beyond.

Bedroom 2 - 13'10" x 9'10" (4.22m x 3m)

A double bedroom with window to rear elevation enjoying lovely views over the surrounding countryside.

Bathroom - 8'10" x 6'8" (2.7m x 2.03m)

A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower over, a close coupled WC, wash hand basin and a bidet. Window to rear elevation.

The Lodge - A substantial timber garden lodge, used by the current owners as overflow accommodation, suiting a variety of uses subject to gaining the necessary consents. The lodge is located at the top of the garden overlooking a stunning large ornamental pond with an elevated timber decked area providing the ideal spot for alfresco dining.

Open kitchen/dining/living - 11'2" x 13'11" (3.4m x 4.24m)

Bedroom 1 - 7'5" x 6'5" (2.26m x 1.96m)

Bathroom - 6'6" x 6'1" (1.98m x 1.85m)

First floor Bedroom 2 - 13'9" x 8'9" (4.2m x 2.67m)

The Gardens - The gardens at Woodruff are beautifully landscaped and need to be seen to be fully appreciated. A timber five bar gate gives access to the driveway providing extensive off road parking. Attractive front garden, a walled rear garden provides a sheltered and completely private spot, laid to gravel with various raised beds and well thought out planting, an ornamental pond with a water feature is the centrepiece of this stunning garden. A heated greenhouse and wall lighting throughout enhance this space.

Walking further up into the gardens past a lawn with specimen trees, you reach the productive vegetable and fruit garden which houses 2 polytunnels with power and mains water, various raised beds, a large fruit cage, chicken and duck runs and a small pig rearing unit. There is an orchard with 26 mature fruit trees. In the paddock adjacent to the kitchen garden is an equine field shelter, with an enclosed yard and mains water. The top gardens can be accessed separately off the parish road, via a hardstanding yard area.

The Land - The land totals approximately 13.6 acres, arranged over 2 paddocks, the lower field is predominantly level adjoining the gardens and is bordered by post and rail fencing and natural Devon Hedgerows. A 5 bar gate leads into a most attractive woodland area containing a wide variety of native trees, with a fantastic woodland pathway, which joins up to a public footpath. On the lower level is a marsh/ nature area, bordered by a natural stream. The woods are noted for their abundance of wildlife and the magnificent display of bluebells and orchids in spring. The top 4 acre field is gently sloping, with mains water and can be accessed via the woodland or via the parish road through a 5 bar gate.

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The land would suit those looking for a ready to use productive smallholding or for equestrian use.

The outbuildings –

Workshop 23'7 x 12'8 (7.2m x 3.86m)

With light and power. Stairs leading to first floor;

Store Room 1 14' 5 x 9' 7 (4.39m x 2.92m)

With light and power connected.

Store Room 2 12' 5 x 8' 4 (3.78m x 2.54m)

Light and power connected.

The Main Barn 30' x 25' (9m x 7.5m)

Including a sauna and fitness room and a craft studio

Machinery Store 42' x 9'3 (12.8m x 2.85m)

Open fronted hay store 26' 7 x 11' 8 (8.10m x 3.56m)

With adjacent metal feed store. Both with light and power.

Polytunnels 12m x 4.8m and 9m x 4.2m

Field Shelter 12'1 x 11'8 (3.6m x 3.7m)

Mains water. Fenced hard standing.

Services - Mains water, electricity and private drainage. A solar array is located in the bottom paddock. Solar hot water to the house.

EPC Rating - TBC

Council Tax Banding - D



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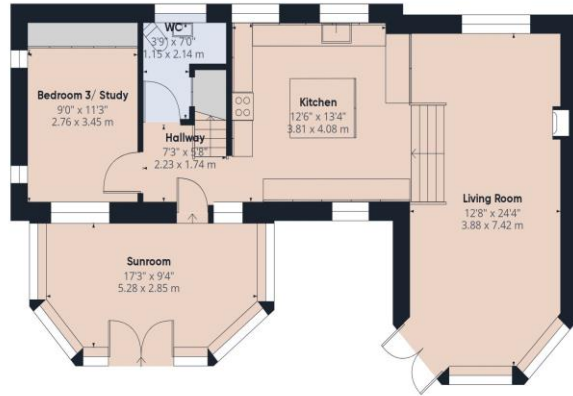
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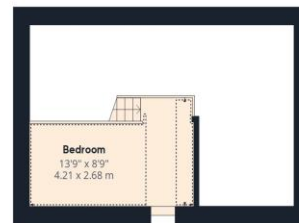
Floorplan



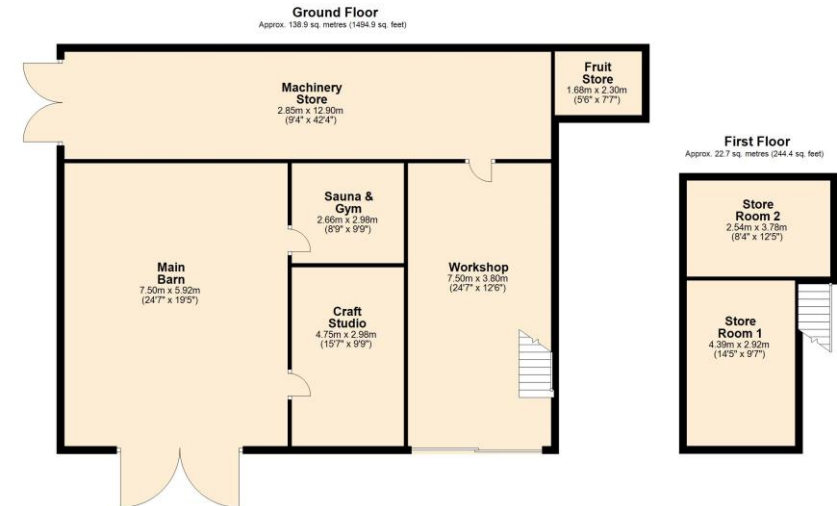
The House



The Lodge



The Barn



Total area: approx. 161.6 sq. metres (1739.2 sq. feet)

Bond Chiborough Phillips - Not to Scale
Plan produced using Planific

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