



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Old Post Office  
Holsworthy Beacon  
Holsworthy  
Devon  
EX22 7ND

**Asking Price: £315,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# Old Post Office, Holsworthy Beacon, Holsworthy, Devon, EX22 7ND



- DETACHED
- FORMER POST OFFICE
- 3 BEDROOMS
- 2 BATHROOMS
- ENCLOSED GARDEN
- OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- CAR PORT
- VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E



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**Situated within the heart of the rural hamlet of Holsworthy Beacon, only three miles away from the popular market town of Holsworthy, is the former post office. This spacious and detached residence offers comfortable accommodation throughout and benefits from an enclosed garden, off road parking area, detached garage and car port. Available with no onward chain. EPC E.**

## Directions

From Holsworthy proceed on the A388 towards Bideford for some 2.8 miles. Upon reaching the hamlet of Holsworthy Beacon, at the cross roads take the right hand turn signposted Thornbury/Cookbury. The entrance to the Old Post Office can be found after approx. 25 yards on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

## Situation

Holsworthy Beacon is a very small hamlet situated just over 3 miles from the market town of Holsworthy. This bustling market town of has a 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 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. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle.

## Entrance Hall - 10'4" x 8'4" (3.15m x 2.54m)

Access to useful storage cupboard. Stairs leading to first floor landing. Window to front elevation.

## Shower Room - 8'4" x 5'4" (2.54m x 1.63m)

A fitted suite comprising shower cubicle with mains shower over, pedestal wash hand basin and low flush WC. Window to front elevation.

## Kitchen - 14'6" x 9'9" (4.42m x 2.97m)

Fitted with matching wall and base mounted units with roll edge work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit. Space for electric oven and extractor, under counter fridge and dishwasher. Window to side elevation.

## Living /Dining Room - 28' x 10'7" (8.53m x 3.23m)

A spacious, light and airy reception room with feature character fireplace housing wood burning stove with stone surround and wooden mantle. Ample room for sitting rooms suite and dining table and chairs. Windows to front and side elevations.

## Utility Room - 9'10" x 5'6" (3m x 1.68m)

Housing Oil fired boiler. Space and plumbing for washing machine and tumble dryer. Room for free standing fridge/freezer. Internal door to rear porch and window to rear elevation.

## Rear Porch - 3'9" x 3'9" (1.14m x 1.14m)

Room to store shoes and coats. Window to rear and door to side elevation, leading to the garden.

## First Floor Landing - 8' x 6'6" (2.44m x 1.98m)

Access to useful loft space.

## Bedroom 1 - 14' x 11'8" (4.27m x 3.56m)

Generous double bedroom with built in wardrobe. Window to side elevation.

## Bedroom 2 - 10'7" x 9'3" (3.23m x 2.82m)

Light and airy double bedroom with windows to front and side elevations.

## Bedroom 3 - 7'7" x 6'6" (2.3m x 1.98m)

Window to side elevation.

## Bathroom - 9'5" x 8'1" (2.87m x 2.46m)

A matching suite comprising panel bath, pedestal wash hand basin and low flush WC. Access to airing cupboard and large storage cupboard. Window to side elevation.

**Outside** - The property is approached via a shared drive leading to a large tarmacked area providing off road parking for several vehicles and giving access to the detached single garage and car port. A path leads to the front entrance door and a wooden gate gives access to the enclosed rear garden. The rear garden wraps around the property and is principally laid to lawn and bordered by a stone wall to the front with hedging on top and close boarded wooden fencing to the side and rear.

**Services** - Mains water and electricity. Shared private drainage. Oil fired central heating.

**EPC Rating** - EPC rating E (52) with the potential to be an B (87). Valid until the 10th of June 2025.

**Council Tax Banding** - Band 'C' (please note this council band may be subject to reassessment).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>52</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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.

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