

Old Post Office Holsworthy Beacon Holsworthy Devon EX227ND

Asking Price: £315,000 Freehold









- 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











Changing Lifestyles

Situated within the heart of the rural hamlet of Entrance Hall - $10'4" \times 8'4" (3.15m \times 2.54m)$ Holsworthy Beacon, only three miles away from the Access to useful storage cupboard. Stairs leading to first floor popular market town of Holsworthy, is the former post office. This spacious and detached residence Shower Room - 8'4" x 5'4" (2.54m x 1.63m) offers comfortable accommodation throughout and benefits from an enclosed garden, off road parking front elevation. 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 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 Rear Porch - 3'9" x 3'9" (1.14m x 1.14m) 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 **Bedroom 1** - 14' x 11'8" (4.27m x 3.56m) 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.

landing. Window to front elevation.

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

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 11/2 sink drainer unit. Space for electric oven and extractor, under Outside - The property is approached via a shared drive counter fridge and dishwasher. Window to side elevation.

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

character fireplace housing wood burning stove with stone enclosed rear garden. The rear garden wraps around the Post Office can be found after approx. 25 yards on the left surround and wooden mantle. Ample room for sitting rooms suite and dining table and chairs. Windows to front and side stone wall to the front with hedging on top and close elevations.

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

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

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.

North Devon Centre is some 30 miles. Launceston, 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 girv 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.

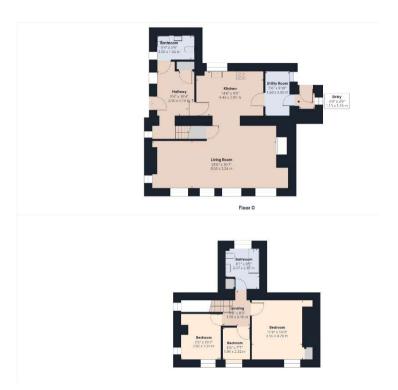
leading to a large tarmacked area providing off road parking for several vehicles and giving access to the detached single garage and car port. A path leads to the A spacious, light and airy reception room with feature front entrance door and a wooden gate gives access to the property and is principally laid to lawn and bordered by a boarded wooden fencing to the side and rear.

Services - Mains water and electricity. Shared private

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).

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



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 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.



