



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Forda Cottage  
Thornbury  
Holsworthy  
Devon  
EX22 7BS

**Asking Price: £700,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



# Forda Cottage, Thornbury, Holsworthy, Devon, EX22 7BS



- 13 ACRE SMALLHOLDING
- PREVIOUSLY USED FOR EQUINE
- 60' X 30' STEEL AGRICULTURAL BUILDING WITH STABLES
- SPACIOUS 3 BEDROOM PERIOD COTTAGE
- NO IMMEDIATE NEIGHBOURS
- PICTURESQUE SETTING
- SOUTH FACING LAND BORDERED BY A RIVER
- GARAGE AND PARKING
- DEVELOPMENT POTENTIAL CONSIDERED
- EPC: F
- Council Tax Band: D



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com





## 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 A3072 Hatherleigh road for 2 miles and upon reaching Anvil Corner, turn left signed Thornbury. Follow this road for just over 1 mile and at Blagdonmoor Cross turn right Woodacott. Follow this country road into the hamlet and at Woodacott Cross turn left. Follow the road for approximately 1/4 mile whereupon Forda Cottage will be found on the left hand side with its name plaque clearly displayed.



## Overview :

**Enjoying a quiet and rural position with no immediate neighbours is this small holding of approximately 13 acres, with a detached 3 bedroom period residence offering spacious and comfortable accommodation throughout enjoying lovely gardens and stunning countryside views. The original cottage is believed to date back to the early 1700's and boasts many original character features with later extensions. The land would suit a variety of uses including an equestrian set up with a 60' x 30' agricultural barn with stables.**





# Forda Cottage, Thornbury, Holsworthy, Devon, EX22 7BS

## Changing Lifestyles

### Entrance Hall

#### **Kitchen / Breakfast Room** - 15'8" x 9'6" (4.78m x 2.9m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Space for free standing cooker with the extractor system over, space for under counter fridge. A stone feature fireplace with a timber mantle houses a wood burning stove. Ample space for a dining room table and chairs. Windows to front and rear elevations.

#### **Utility Room** - 11'11" x 6'6" (3.63m x 1.98m)

Plumbing and recess for washing machines and tumble dryer. Space for chest freezer. Close coupled WC. Window to side elevation.

#### **Living Room** - 15'10" x 14'7" (4.83m x 4.45m)

A characterful room with a stone feature fireplace with a timber mantle and slate hearth houses a wood burning stove and original clome oven. Window to front elevation.

#### **Boot Room** - 10'3" x 5'2" (3.12m x 1.57m)

A boot room with door to front elevation. Saddle rack.

#### **Sunroom** - 14'3" x 7'3" (4.34m x 2.2m)

Located at the rear of the property, benefiting from superb views over the gardens and land, with the rolling countryside beyond.

### First Floor

#### **Bedroom 1** - 17'11" x 13'3" (5.46m x 4.04m)

A spacious triple aspect double bedroom with windows to front, rear and side elevations, all enjoying superb views over the surrounding Devon Countryside.

#### **Bedroom 2** - 17'7" x 8'9" (5.36m x 2.67m)

A generous size double bedroom with twin windows to front elevation.

#### **Bedroom 3** - 12'10" x 8' (3.9m x 2.44m)

Window to front elevation.

#### **Bathroom** - 17'8" x 6'1" (5.38m x 1.85m)

A fitted suite comprises an enclosed panelled bath, enclosed shower cubicle with power shower connected. Close coupled WC and wash hand basin. Window to side elevation.

#### **Garage** - 18'1" x 13'10" (5.5m x 4.22m)

Up and over vehicle entrance door, pedestrian door to side. Power and light connected.

**Outside** - The property has a driveway to the side providing ample off road parking, and access to the garage.

#### **Agricultural barn/ Stables** - 60' x 30' (18.3m x 9.14m)

A steel framed shed with two loose boxes, tack room and a holding area, suiting a variety of uses with access to the front and rear. It is thought that this barn has good potential for development, subject to gaining the necessary consents.

**The Land** - The land totals approximately 13 acres comprising 2 gently sloping south facing fields, bordered by a mixture of stock proof fencing, mature Devon hedging and the river on the Western boundary. The land has good access off the road with 3 entrance, at the top, middle and bottom.



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com







Forda Cottage, Thornbury, Holsworthy, Devon, EX22 7BS



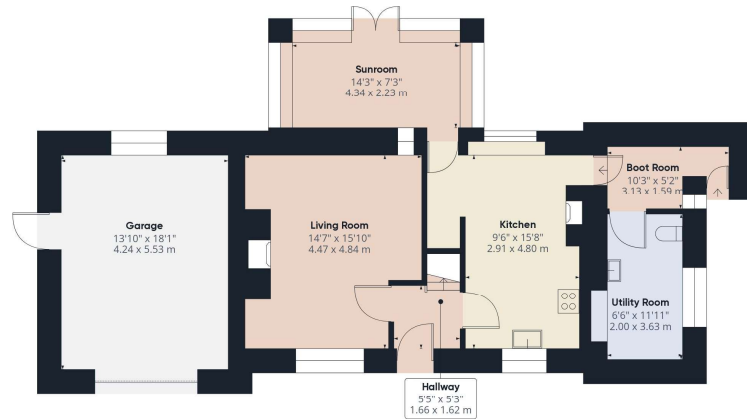
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

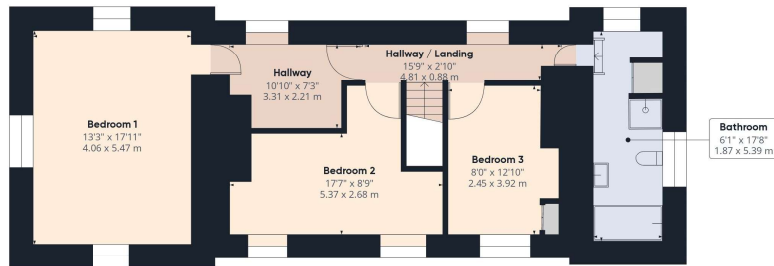


Forda Cottage, Thornbury, Holsworthy, Devon, EX22 7BS

## Floorplan



Floor 0



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.

Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com



Forda Cottage, Thornbury, Holsworthy, Devon, EX22 7BS

Changing Lifestyles



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)