



Bond
Oxborough
Phillips

Changing Lifestyles

West Pinna
Broadwoodwidge
Lifton
Devon
PL16 0EU

Asking Price: £350,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

West Pinna, Broadwoodwidge, Lifton, Devon, PL16 0EU



- SPACIOUS DETACHED BUNGALOW
- 3 BEDROOMS
- FRONT AND REAR GARDEN
- DRIVEWAY AND OFF ROAD PARKING
- GARAGE
- QUIET AND PEACEFUL LOCATION
- STUNNING COUNTRYSIDE VIEWS
- EASY ACCESS TO ROADFORD LAKE
- OCCUPANCY RESTRICTION
- DEVELOPMENT POTENTIAL
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: E
- Council Tax Band: C



West Pinna occupies a fantastic location within the heart of the Devon countryside. The residence is bordered by open farmland on 3 sides, enjoys stunning views to Dartmoor, whilst being easily accessible with great links to the A30 and Roadford Lake, known for its great walking and water facilities. The property is situated on a generous plot, with front and rear garden and off road parking for several vehicles. Internally the residence benefits from spacious accommodation throughout, offering 3 bedrooms and integral garage. Available with no onward chain.



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Location

Situated about two and half miles out of the village of Broadwoodwidge the nearest amenities can be found in the village of Ashwater which is approximately 2 miles distant where there is a public house and post office/village store. The Primary School is approximately 1.5 miles from the property also within a mile is the Roadford Lake which is renowned for it's delightful walks, fishing and water sports facilities. The A30 dual carriageway can be accessed approximately 4 miles from the property and the large towns of Launceston and Holsworthy are approximately 8 miles away, whilst Okehampton is 14 miles distant.

Directions

From Holsworthy proceed towards Launceston on the A388 and upon reaching the village of St Giles on the Heath turn left at the village pub and Post Office. Follow this country road for approximately 4 miles until reaching Ivy House Cross and turn right. Follow this road for a short distance and the bungalow will be found on the left hand side with a Bond Oxborough Phillips "For Sale" Notice clearly displayed.

From the A30 Leave the A30 at the Stowford Cross junction, following the signs toward Roadford Lake, ignoring signs to Broadwoodwidge. Follow this road over the lake dam and continue for approximately 3 miles without turning off the road. The bungalow will be found on the right hand side with a Bond Oxborough Phillips "For Sale" Notice clearly displayed.

What3words:///clock.army.conceals



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Entrance Hall - 8'11" x 5'10" (2.72m x 1.78m)

Main door to front elevation. Access to useful airing cupboard housing hot water cylinder and loft hatch.

Living Room - 21'1" x 11'11" (6.43m x 3.63m)

Spacious, light and airy reception room with windows to front and side elevations, enjoying views of the front garden and surrounding countryside. Feature wood burning stove with slate hearth and wooden surround. Ample room for sitting room suite.

Kitchen/Diner - 15' x 13'5" (4.57m x 4.1m)

A fitted kitchen comprising matching wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with mixer tap. Space and plumbing for electric cooker with extractor over, dishwasher and under counter fridge. Ample room for dining table and chairs. Internal window to side porch and external window to rear enjoying views of the surrounding fields.

Bedroom 1 - 14'8" x 11'10" (4.47m x 3.6m)

Generous double bedroom with windows to front elevation, overlooking the front garden and countryside beyond.

Bedroom 2 - 13'4" x 9'10" (4.06m x 3m)

Spacious double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden and the surrounding fields.

Bedroom 3 - 9'4" x 9'4" (2.84m x 2.84m)

Double bedroom with built in wardrobe. Enjoying pleasant views of the rear garden and countryside.

Shower Room - 5'10" x 5'7" (1.78m x 1.7m)

Fitted with a large corner shower with "Mira" electric shower over, vanity unit with wash hand basin and heated towel rail. Frosted window to rear elevation.

Cloakroom - 5'4" x 2'10" (1.63m x 0.86m)

Housing a low flush WC. Frosted window to rear elevation.

Side Porch/Boot Room - 10'8" x 4'8" (3.25m x 1.42m)

External door to front elevation. Internal doors leading to garage and kitchen. Ample room to store shoes and coats. External window to side, internal window to kitchen/dining area.

Garage - 17'9" x 15'9" (5.4m x 4.8m)

Up and over vehicle entrance door to front elevation. Internal pedestrian door to side porch/boot room and external door to rear garden. Windows to side and rear elevations. Power, light and plumbing connected.

Agents Note - Subject to gaining the necessary consents, it is thought that the generous garage space could be incorporated into the residence, if desired.

Outside - The property is accessed from a quiet parish road via a cattle grid with stone pillars to either side and decorative wall. A pedestrian gate to the side also gives access to the large tarmac drive, which provides off road parking for several vehicles. The front garden is principally laid to lawn and bordered by mature hedges and a small wooden fence. Access down both sides of the property leads to the rear garden which is laid to lawn and bordered by a small wooden fence, with lovely views of the surround farm land.

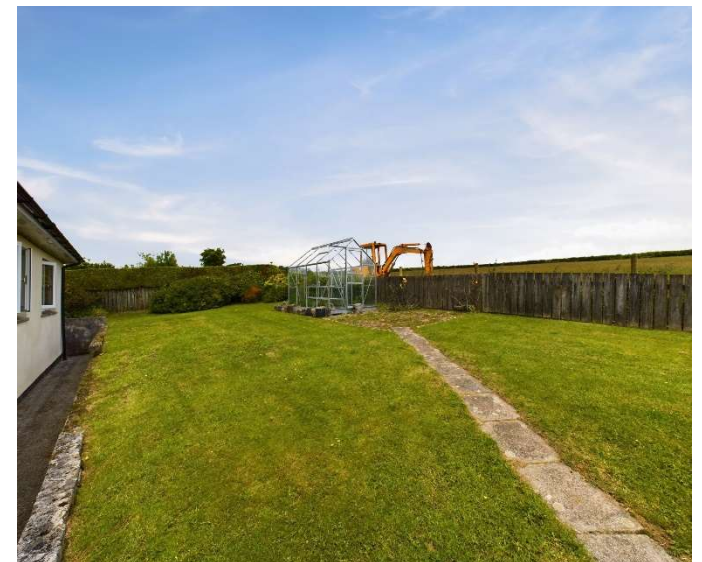
Services - Mains electric and water. Private drainage via septic tank. Oil fired central heating and wood-burner.

EPC Rating - EPC rating E (39) with the potential to be an A (97). Valid until March 2034.

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

Agents Note - Please note that this property is subject to an occupancy restriction. The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture, and the dependants of such persons as aforesaid as defined by section 221 of the Town and Country Planning Act 1962 which states that "Agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, and the use of woodlands where that use is ancillary to the farming of the land for other agricultural purposes, and "agricultural" shall be construed accordingly.

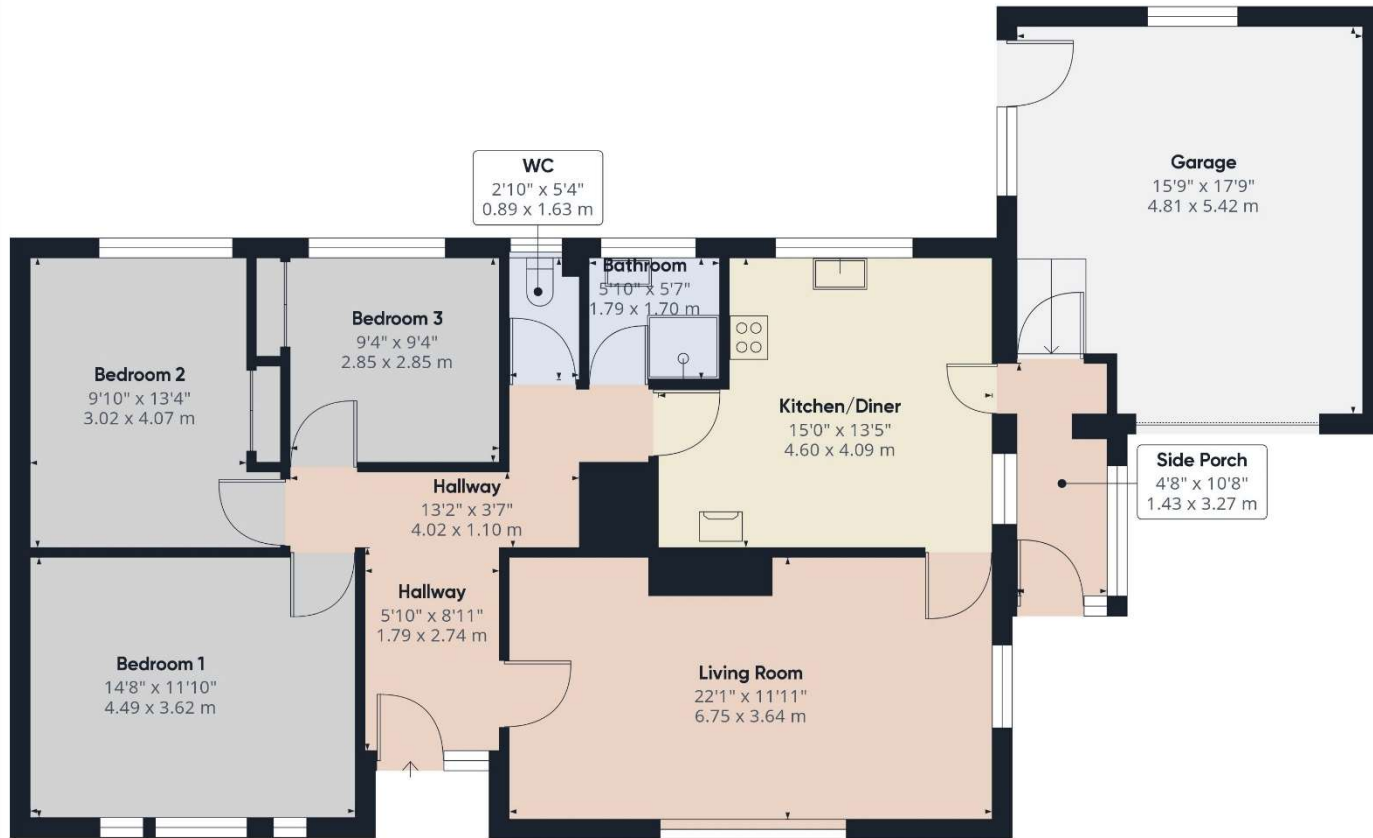


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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