

The Old Post Office
Woodacott
Holsworthy
Devon
EX22 7BT

Asking Price: £475,000 Freehold



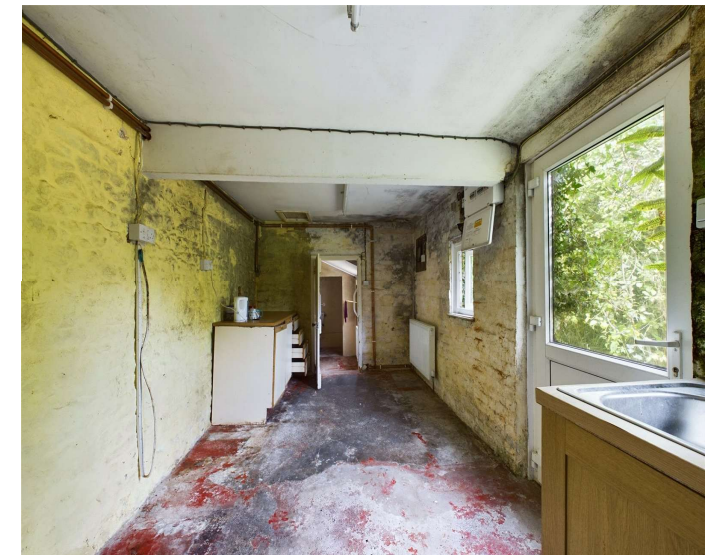
Changing Lifestyles

01409 254 238
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The Old Post Office, Woodacott, Holsworthy, Devon, EX22 7BT



- 2/3 BEDROOM
- 2 RECEPTION ROOM
- SPACIOUS AND VERSATILE ACCOMODATION
- IN NEED OF RENOVATION THROUGHOUT
- 7 ACRES OF LAND
- 0.4 ACRES OF GARDEN
- RANGE OF OUTBUILDINGS
- SOUGHT AFTER HAMLET LOCATION
- NO ONWARD CHAIN



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Overview

Situated in this sought after and picturesque rural Hamlet is this detached former post office. Requiring renovation and modernisation throughout. The residence offers spacious and versatile accommodation throughout with 2/3 bedrooms and 2 reception rooms. Generous size gardens of approximately 0.44 acres with a range of outbuildings including stables. 3 South facing paddocks total approximately 7 acres.

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.

Entrance Hall

Living Room - 19'3" x 13'3" (5.87m x 4.04m)

Kitchen - 17'3" x 8'2" (5.26m x 2.5m)

Dining Room/ Potential Bedroom - 21'3" x 13'2" (6.48m x 4.01m)

Bathroom - 7'9" x 5'7" (2.36m x 1.7m)

WC - 5'5" x 3'11" (1.65m x 1.2m)

Store - 12'5" x 7'11" (3.78m x 2.41m)

First Floor

Bedroom 1 - 20'9" x 12'7" (6.32m x 3.84m)

Bedroom 2 - 12'8" x 12'7" (3.86m x 3.84m)

Landing/ Occasional bedroom - 9'11" x 6'3" (3.02m x 1.9m)

Outside - The property nestles in gardens of approximately 0.44 acres, with a formal garden to the side and rear. A driveway leads in front of the property and leads to a yard area providing extensive off road parking. An assortment of outbuilding in varying conditions include 2 stable buildings.

The land - The land is located on the opposite side of the lane, and is approximately 7 acres which is divided into 3 south facing paddocks, all with fantastic far reaching views. It is thought the property has great potential to be a small holding or an equestrian set up.

Services - Mains electricity and water. LPG central heating.

Viewings - Viewings are strictly to be arranged with and accompanied by the selling agent, Bond Oxborough Phillips.

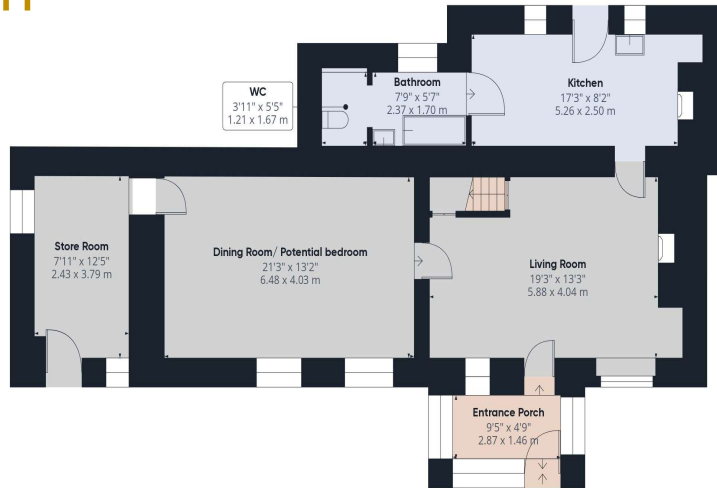
Directions

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 a short distance, turning left onto the lane signposted Frogpool, proceed down the lane following around to the right, whereupon the property will be found on the right hand side.

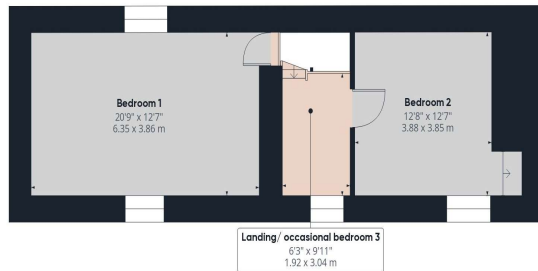


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Floorplan



Floor 0



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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.

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