



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Cornerways  
Underlane  
Holsworthy  
Devon  
EX22 6BL

**Starting Price: £530,000 Freehold**

**Sold by Modern Method of Auction**

**Subject to Reserve Price**



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01409 254 238  
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Cornerways, Underlane, Holsworthy, Devon, EX22 6BL



- 4 BEDROOM DETACHED HOUSE
- DETACHED DOUBLE GARAGE WITH STUDIO OVER
- LOCATED IN POPULAR MARKET TOWN
- WALKING DISTANCE TO AMENITIES
- 4.67 ACRES OF LAND
- DEVELOPMENT POTENTIAL CONSIDERED
- GROUND SOURCE HEAT PUMP
- SOLAR PANELS
- EPC: E
- COUNCIL TAX BAND: D



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## Location

Cornerways occupies a fantastic position within the Centre of the Town. It is within walking distance of the bustling market square with its 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, and its excellent website [www.rubycountry.com](http://www.rubycountry.com) is well worth a visit.

## Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street. Continue along Bodmin Street and just after the traffic lights, the entrance to Cornerways will be found on the left-hand side on the 'T' junction.



## Overview:

**A rare and exciting opportunity to acquire this 4-bedroom detached, eco-friendly house, featuring a ground source heat pump system complemented by a solar PV array. The residence is located in the sought-after Market Town of Holsworthy, benefiting from a comprehensive range of local amenities and a short drive to the picturesque North Cornish Coastline. The property boasts approximately 4.67 acres of land comprising pastureland, formal gardens with a detached double garage and a wildlife area bordered by the River Deer. The land is thought to have development potential subject to gaining the necessary consent.**



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### Entrance Hall

#### **Kitchen** - 15'6" x 13'10" (4.72m x 4.22m)

A superbly presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a composite sink drainer unit with mixer taps. Built in oven with 4 ring ceramic hob and extractor system over. Integrated dishwasher. Recess for tall fridge/freezer. Ample space for a dining room table and chairs. Window to side elevation, archway through to sun room.

#### **Pantry** - 5' x 3'3" (1.52m x 1m)

#### **Plant Room** - 4'10" x 3' (1.47m x 0.91m)

#### **Utility Room** - 13'10" x 7'3" (4.22m x 2.2m)

Base mounted units with plumbing and recess for washing machine and tumble dryer. Windows and door to front elevation.

#### **Living Room** - 17'6" x 12'10" (5.33m x 3.9m)

#### **Sun Room** - 14'7" x 9'5" (4.45m x 2.87m)

A stunning, light and airy room with windows to rear and French glazed doors to side overlooking the landscaped rear gardens.

#### **Sitting Room/ Bedroom 4** - 13'11" x 11'11" (4.24m x 3.63m)

Currently used as a study/ sitting room whilst equally suiting as downstairs bedroom.

#### **Shower Room** - 10'11" x 4'10" (3.33m x 1.47m)

A walk-in shower with a mains fed shower connected. Close coupled WC and wash hand basin. Window to side elevation.

### First Floor

#### **Bedroom 1** - 17'5" x 12'11" (5.3m x 3.94m)

A spacious master bedroom with window to side and rear elevations benefitting from stunning views over the surrounding valley. Built in wardrobes.

#### **Bedroom 2** - 13'11" x 11'10" (4.24m x 3.6m)

A dual aspect double bedroom with windows to front and rear elevations enjoying beautiful countryside views. Extensive built in wardrobes.

#### **Bedroom 3** - 11'10" x 7'1" (3.6m x 2.16m)

Window to rear elevation.

#### **Bathroom** - 9' x 6'4" (2.74m x 1.93m)

A fitted suite comprises an enclosed panelled bath, with a mains fed shower over. Close coupled WC and wash hand basin. Window to front elevation.

**Outside** - The property is approached via a tarmac driveway providing extensive off-road parking. Generous sized formal gardens surround the property being principally laid to lawn with mature hedging and planting bordering. A paved patio area provides an ideal spot for alfresco dining. An archway through the hedge leads to a small paddock area with the solar panel array. A cut out footpath leads to a productive Orchard. Side gardens with a vegetable plot and garden greenhouse. Timber garden shed.

**Detached double garage** - Up and over vehicle entrance door. Power and light, water and drainage connected. External staircase to first floor studio/ office.

**The land** - The land is of approximately 4.67 acres is arranged over 2 gently sloping south facing paddocks,

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bordered by a mix of stock proof fencing and Devon hedging. Field shelter. Good access via a 5-bar gate off the parish road, with a further gated access off the lane at the bottom on the opposite side of the lane. Development potential considered on the land, subject to gaining the necessary planning consents.

**Services** - Mains electricity and water. Ground Source heat pump system, solar PV array.

### Agents Notes

The property has been substantially improved since the EPC was carried out.

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

### Auctioneers Notes

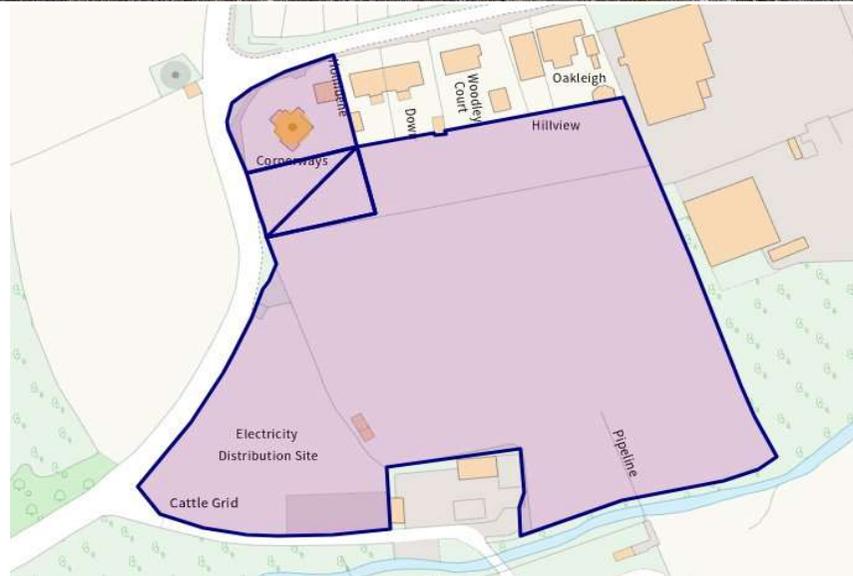
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



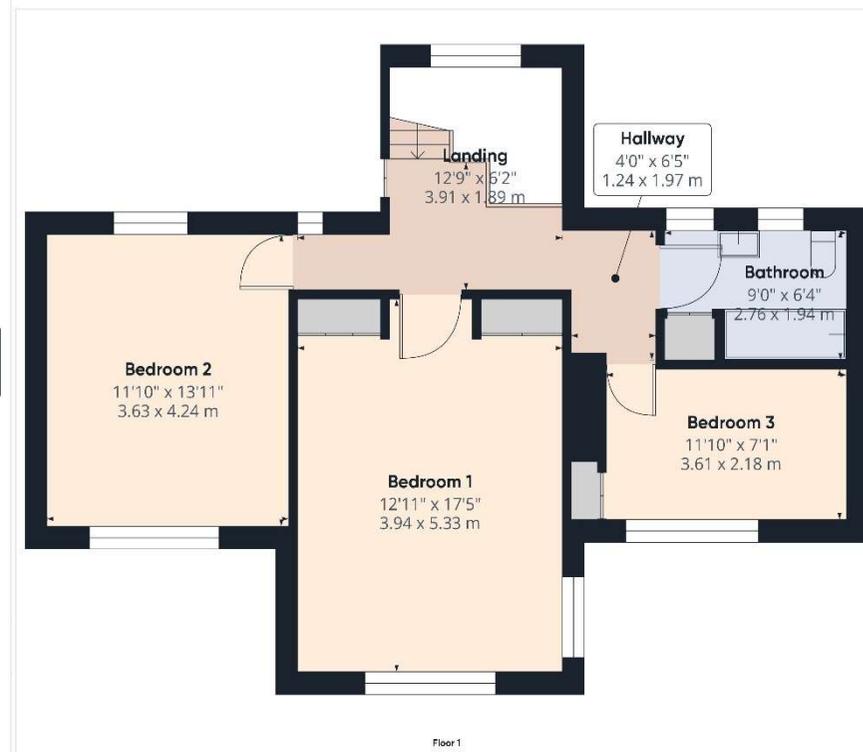
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# Floorplan



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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