



Bond
Oxborough
Phillips

Changing Lifestyles

Glenn Park
Woodacott
Holsworthy
Devon
EX22 7BU

Asking Price: £499,950 Freehold



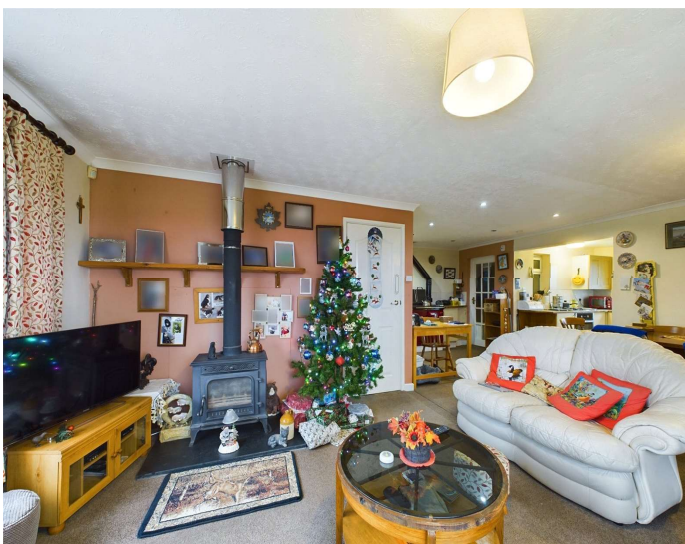
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01409 254 238
holsworthy@boproperty.com

Glenn Park, Woodacott, Holsworthy, Devon, EX22 7BU



- VERSATILE SMALLHOLDING WITH A RANGE OF OUTBUILDINGS
- APPROXIMATELY 4.75 ACRES OF LAND
- 4 BEDROOM BUNGALOW
- 1 ENSUITE
- 2 RECEPTION ROOMS
- SUBJECT TO AN AGRICULTURAL RESTRICTION
- SUPERB RURAL SETTING WITH COUNTRYSIDE VIEWS
- EPC: D
- Council Tax Band: D



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Location

Woodacott is a conveniently situated small and quiet hamlet comprising mainly individual and well presented residential properties. The bustling market town of Holsworthy is some 4 miles with its comprehensive range of national and local shops together with many amenities including Indoor Heated Swimming Pool, Schools, Library, Park, Health Centre, Sports Hall, Golf Course, Bowling Green etc. For those wishing to travel further afield Okehampton, the "gateway" to Dartmoor, is some 20 miles with the A30 dual carriageway providing a speedy link to the M5 motorway and Cathedral City of Exeter with its inter-city rail and airport links. Bude on the spectacular North Cornish coast is about 14 miles, and the regional North Devon Centre of Barnstaple is some 30 miles. Neighbouring villages include Shebbear with its well known Public School which is some 4 miles distant.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 2 miles and upon reaching Anvil Corner turn left to find Thornbury. Follow this road for just over 1 mile at Blagdon Cross turn right signed Woodacott. Follow this road into the hamlet, proceed through the hamlet, after a short distance turn left at Windy Cross, proceed for approximately 250 yards, the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.



Overview :

Occupying a superb rural setting in this sought after Hamlet is this versatile smallholding of approximately 4.75 acres with an excellent range of outbuildings including a large steel framed shed. The bungalow is deceptively spacious with 4 bedrooms (1 ensuite) and 2 reception rooms, and is subject at Agricultural occupancy restriction (AOC). EPC D



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Entrance Hall

Living Room - 21'6" x 14'1" (6.55m x 4.3m)

A spacious 'L' shaped living room with window to front elevation overlooking the gardens. A wood burning stove sits on a slate hearth. An Oil-fired Rayburn serves the hot water system. Ample space for a dining table and chairs.

Kitchen - 17'6" x 7'7" (5.33m x 2.3m)

A fitted range of base and wall mounted units with tiled worksurfaces over incorporating stainless steel sink/drainage unit and four ring gas hob with electric oven below. Window to rear elevation enjoying stunning countryside views. Space for freestanding fridge/freezer.

Utility Room - 12'4" x 9'4" (3.76m x 2.84m)

Fitted base and wall mounted units with worksurface over. Plumbing and recess for washing machine and tumble dryer.

Sunroom - 13'5" x 11'11" (4.1m x 3.63m)

Bedroom 1 - 12'4" x 11'2" (3.76m x 3.4m)

Ensuite - 9'1" x 8'2" (2.77m x 2.5m)

A fitted suite comprises a shower cubicle with electric power shower, close coupled WC and vanity unit with inset wash hand basin. Window to rear. Large storage cupboard.

Bedroom 2 - 12'7" x 9'1" (3.84m x 2.77m)

Bedroom 3 - 12'5" x 9'11" (3.78m x 3.02m)

Bedroom 4 - 11'1" x 8'10" (3.38m x 2.7m)

Bathroom - 7'11" x 5'11" (2.41m x 1.8m)

A fitted white suite comprises a enclosed panelled bath, close coupled WC and vanity unit with inset wash hand basin. Internal opaque window.

Garage - 22'8" x 9'7" (6.9m x 2.92m)

Outbuildings - A range of outbuildings include a workshop with twin timber doors to the front and pedestrian door to the rear. 'Worcester' oil-fired boiler serving the central heating system. Power, light and cold water connected. Two detached Garages, one with restricted vehicle access (currently used as stores).

To the rear of the site a general purpose agricultural barn measuring 60' x 30' (18.3m x 9.14m) of steel frame construction with mixture of profile sheet cladding and concrete blocks. The barn is currently used as a workshop and store but could equally be used for livestock or has potential to be converted subject to the necessary planning permissions.

Outside - Generous size gardens surround the property with a large level lawn to the front with an variety of trees, and planting, with productive vegetable plot and fruit trees. The rear garden has a paved patio adjoining the conservatory providing the ideal spot for alfresco dining. A pedestrian gate provides access to the paddock. The paddock totals approximately 3.5 acres comprising gently sloping or level pastureland with good drainage to the hedged boundaries. The paddock would be ideally suited to livestock or equestrian purposes.

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Agents Notes - The property is subject to an Agricultural Occupancy Condition - "The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture as defined by Section 221 of the Town and Country Planning Act 1962, and the dependants of such persons as aforesaid".

Services - Mains water and electricity. Private drainage. Oil-fired central heating.

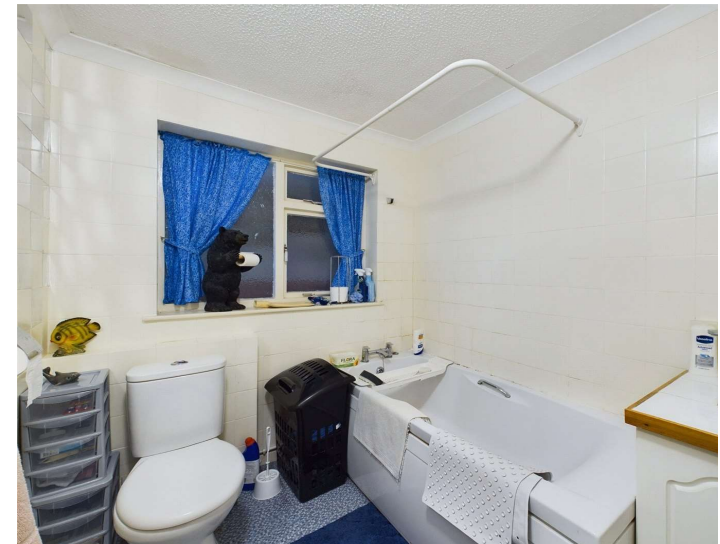


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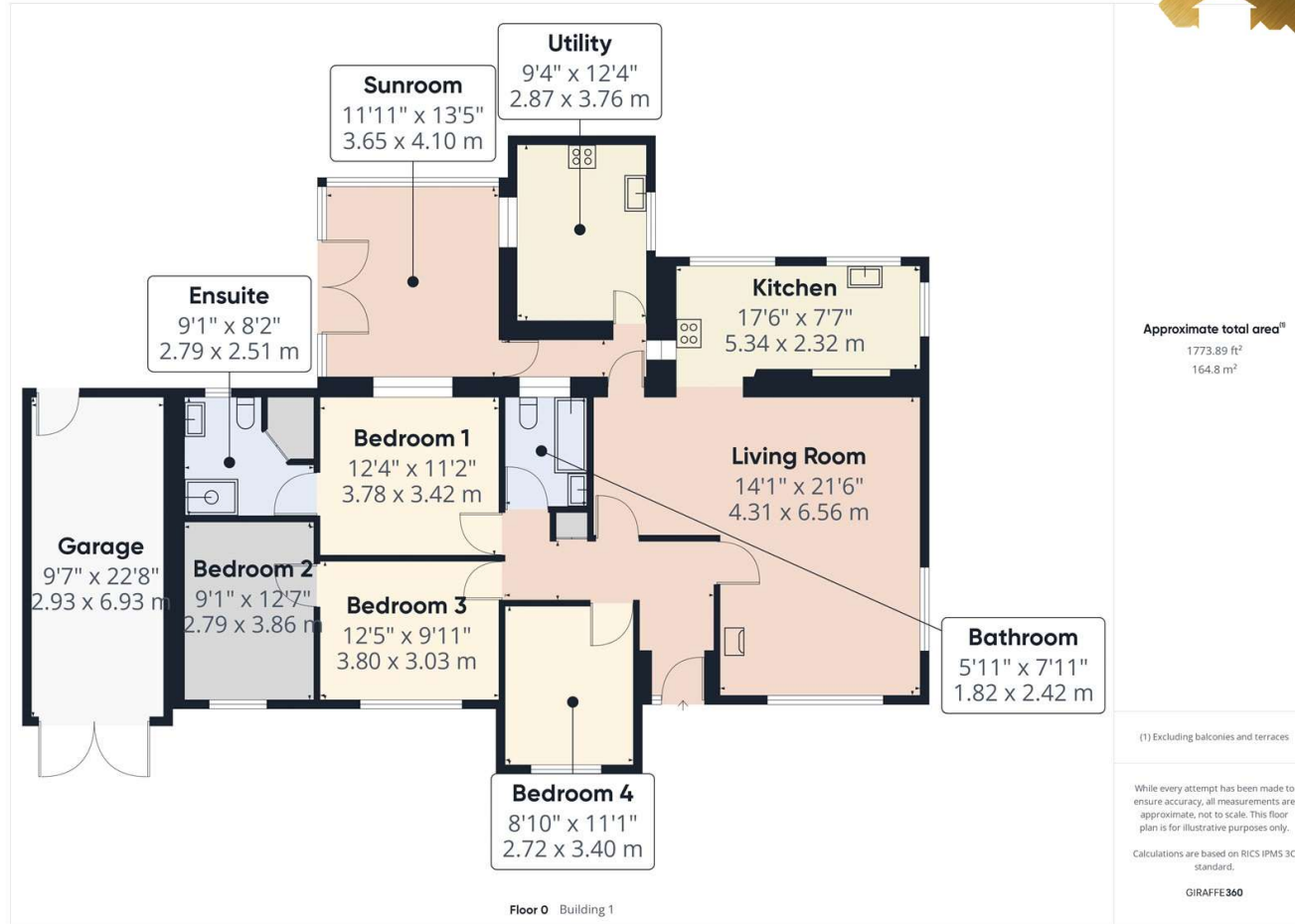
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Floorplan



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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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We are here to help you find and buy your new home...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

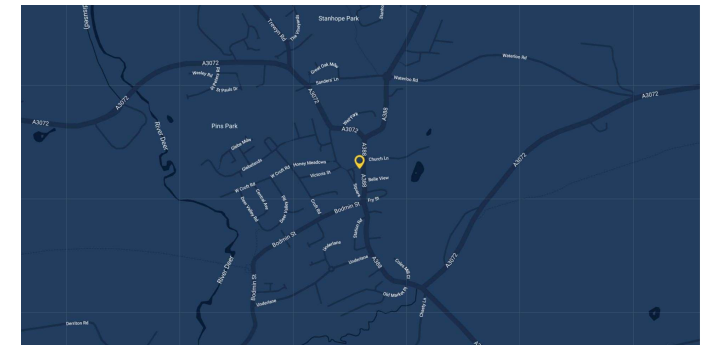
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