



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Southland Park  
Highampton  
Beaworthy  
Devon  
EX21 5JG

**Asking Price: £745,000 Freehold**



Changing Lifestyles

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



Southland Park, Highampton, Beaworthy, Devon, EX21 5JG



- SUBSTANTIAL 4/5 BEDROOM BUNGALOW
- 1 ENSUITE
- SPACIOUS 1 BEDROOM ANNEXE
- EDGE OF VILLAGE LOCATION
- APPROXIMATELY 3.5 ACRES
- VIEWS OVER TOWARDS DARTMOOR
- WELL PRESENTED THROUGHOUT
- FURTHER LAND & WORKSHOP AVAILABLE BY SEPERATE NEGOTIATION
- EPC: TBC
- Council Tax Band: D & A



Changing Lifestyles

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

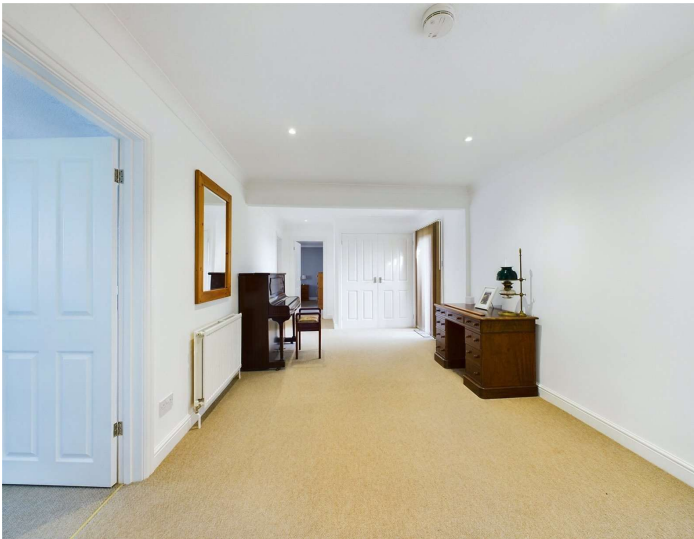


## Location

The small village of Highampton has a popular Pub, Primary School, Village Hall etc. The Picturesque village of Sheepwash is 2.5 miles distant with its 'Fishing' Pub and Post Office/Stores. The bustling market town of Holsworthy with its Golf Course and Bowling Green is some 10 miles, whilst Bude and the North Cornish Coast with its safe sandy, surfing beaches is some 19 miles. The market town of Hatherleigh is some 5 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 12 miles. The Cathedral and University City of Exeter together with the M5 motorway is some 32 miles distant. Torrington is 18 miles and Bideford some 20 miles with Barnstaple some 30 miles.

## Directions

From Holsworthy proceed on the A3072 Hatherleigh road, follow this road until you reach the village of Highampton. The property will be found on the right hand side with a Bond Oxborough Phillips "For Sale" notice clearly displayed.



## Overview :

Occupying an elevated position within the sought after Village of Highampton with stunning far reaching views over Dartmoor and the surrounding countryside, is this substantial 4/5 bedroom, 1 ensuite detached bungalow with a generous size 1/2 bedroom annexe. The property boasts and overlooks approximately 3.5 acres of gently sloping pastureland offering great potential for equestrian or small holding usage. The residence offers versatile and spacious accommodation throughout, and would ideally suit those looking for dual occupation.





# Southland Park, Highampton, Beaworthy, Devon, EX21 5JG

## Entrance Hall

### Kitchen/ Breakfast Room - 16'9" x 14' (5.1m x 4.27m)

A spacious fitted kitchen comprises a range of base and wall mounted units with solid wood work surfaces over incorporating a 1 1/2 sink drainer unit with mixer taps over. Space for range style cooker with extractor system over. Plumbing and recess for dishwasher. Space for under counter fridge/ freezer. Ample space for a breakfast table and chairs. Windows to side elevations enjoying views over the land.

### Utility Room - 9'6" x 8'9" (2.9m x 2.67m)

Base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer taps. Plumbing and recess for washing machine and tumble dryer. Space for American style fridge/ freezer. Floor mounted oil fired central heating boiler supplying domestic hot water and heating systems. Window to side elevation.

**WC** - Close coupled WC and wash hand basin.

### Living Room - 15'10" x 14'4" (4.83m x 4.37m)

A light and airy room with French glazed sliding doors to rear, enjoying stunning views over the land towards Dartmoor. A feature brick fireplace houses a wood burning stove.

### Dining Room - 16'2" x 10'3" (4.93m x 3.12m)

Ample space for a dining room table and chairs. Window to side elevation.

### Bedroom 1 - 16'3" x 14'11" (4.95m x 4.55m)

An impressive master bedroom with window to front elevation.

### Ensuite - 9'3" x 6'1" (2.82m x 1.85m)

A fitted suite comprises an enclosed panelled bath, an enclosed shower cubicle with a mains fed shower connected. A vanity unit houses an inset wash hand basin and a closed coupled WC. Window to rear elevation.

### Dressing Room - 7'2" x 6'2" (2.18m x 1.88m)

### Bedroom 2 - 11'8" x 10'9" (3.56m x 3.28m)

A spacious double bedroom with window to rear elevation affording stunning views.

### Bedroom 3 - 10'5" x 9'8" (3.18m x 2.95m)

A generous size double bedroom with window to front elevation.

### Bedroom 4 - 10'6" x 9'4" (3.2m x 2.84m)

A generous size double bedroom with window to front elevation.

### Bathroom - 10'5" x 5'5" (3.18m x 1.65m)

A well presented suite comprises an enclosed panelled bath with a mains fed shower over, close coupled WC and wash hand basin.

## Inner Hallway

**The Annexe** - A generous sized annexe that can be accessed via its own front door or through the property.

### Study/ Bedroom 5 - 16'8" x 10'7" (5.08m x 3.23m)

Currently used as a study, equally suited as a double bedroom to the main property or the annexe.

### Annexe Bedroom - 16'4" x 10'5" (4.98m x 3.18m)

A dual aspect room with windows to side elevations. Built in wardrobe.

# Changing Lifestyles

## Entrance Hall

### Shower Room - 6' x 6' (1.83m x 1.83m)

A fitted suite comprises an enclosed shower cubicle with a mains fed shower connected. Close coupled WC and wash hand basin with vanity unit. Window to side elevation.

## First Floor

**Open plan Kitchen/ Living Space** - A large open plan living space in the eaves with skylight windows and a floor to ceiling window to front. A fitted kitchen has a matching range of base and tall units with work surfaces over incorporating a stainless steel sink. Breakfast bar. Ample space for a dining room table and chairs and living room suite.

**Outside** - The property has a gated entrance brick paved driveway providing ample off road parking. The gardens surround the property being principally laid to lawn with a paved area to the rear providing the ideal spot for alfresco dining. The gardens are bordered by low level walls, taking full advantage of the breathtaking views.

**The Land** - The Land of approximately 3.5 acre is south facing and gently sloping, with stock proof fencing and natural Devon hedging. A new vehicle access will be put in, to the front of the property. The land is thought to suit a variety of uses.

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

**Agents Notes** - A workshop building and further land can be available subject to separate negotiation.

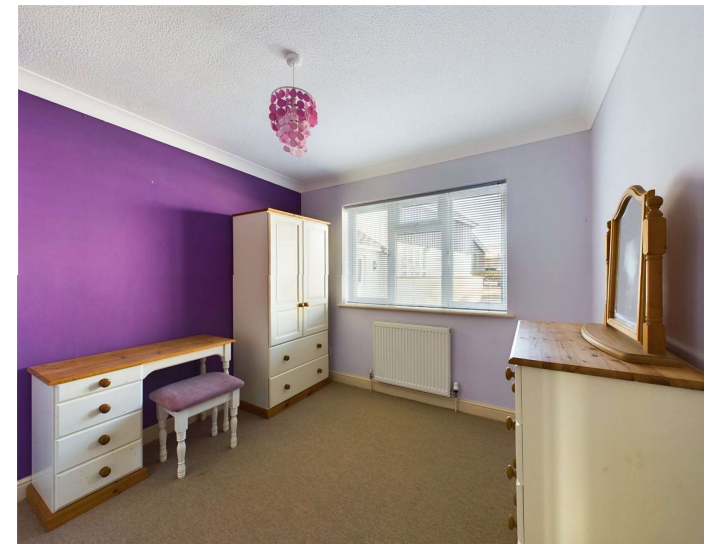
Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com





Southland Park, Highampton, Beaworthy, Devon, EX21 5JG



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



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.

# 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](mailto:holsworthy@boproperty.com)

## Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.

