



Blagdon Wharf Barn



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Holsworthy, Devon, EX22 6NZ

Holsworthy 2 miles - Bude 12 miles - Launceston 16.2 miles

A beautifully presented detached barn conversion offering characterful, adaptable living in an idyllic rural location

- Rural Location
- Open plan living
- Extended gardens
- Triple garage / car port
- Freehold
- 4 Bedrooms
- Character features throughout
- Extensive range of outbuildings
- Approximately 5.44 acres in all
- Council Tax Band: E

Guide Price £695,000

Situated in a quiet hamlet near Holsworthy, the property offers the perfect balance of countryside tranquillity and accessibility, with the renowned beaches of Bude and the North coast close by.

A well presented four bedroom detached barn conversion, set within approximately 5 acres of grounds. Thoughtfully converted from a traditional stone agricultural building, the property offers an appealing blend of character, contemporary finishes and versatile living space.

The impressive open plan kitchen/dining/living room forms the centre of the home, featuring a vaulted ceiling, exposed beams, log burner and large sliding doors opening to the garden. The modern kitchen includes a substantial central island, quality fitted units and a range cooker, creating an ideal space for cooking and entertaining. Underfloor heating extends throughout the ground floor.

Three generously sized ground floor double bedrooms offer excellent flexibility, two with direct access to the garden, ideal for guests, multi-generational living or use as a study or snug. The family bathroom is fitted to a high standard with both bath and separate shower. A useful utility room provides further storage and laundry space.

On the first floor, the principal bedroom suite enjoys attractive views, eaves storage and a private en-suite shower room.

Outside, the grounds extend to 5.44 acres in total. An electric gate opens onto a generous gravel driveway and a three bay garage/car port, complemented by an array of outbuildings including a greenhouse, polytunnels and further storage options. Composite decking provides a delightful seating area overlooking the garden, with a bridge across the former canal and a large fire pit for outdoor entertaining. A charming pergola and BBQ area completes the garden and outdoor. In addition to the gardens there are two gated paddocks.

Services: Mains electricity and water. Private drainage via Treatment Plant. Oil fired heating and wood burning stove. Broadband: Standard ADSL , Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

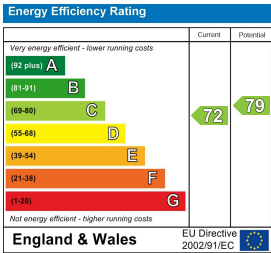
Flood Risk: Rivers & Sea - Very low, Surface water - High.

Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.
Directions: What3words.com - ///hampers.comment.parading





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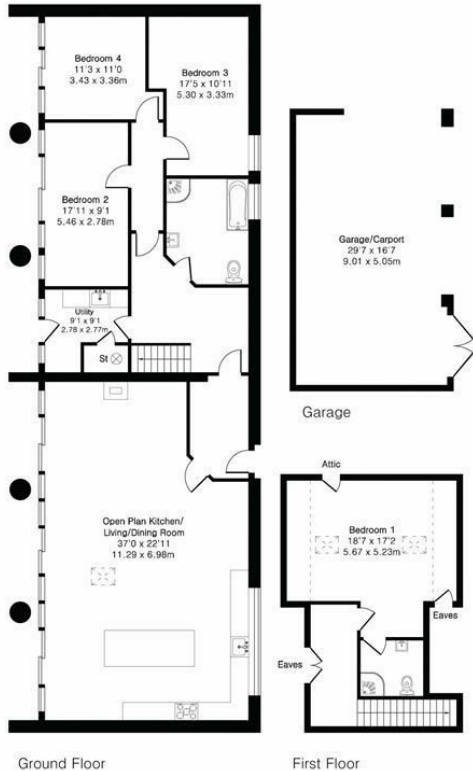


Kensley House, 18 Western
Road, Launceston, PL15
7AS

launceston@stags.co.uk
01566 774999

Approximate Gross Internal Area 2139 sq ft - 199 sq m
(Excluding Garage)

Ground Floor Area 1714 sq ft - 159 sq m
First Floor Area 425 sq ft - 40 sq m
Garage Area 490 sq ft - 46 sq m



For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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