



Dunsland Cross, Holsworthy, EX22 7YH



**The Old Station Dunsland Cross
Brandis Corner
Holsworthy
EX22 7YH**

Guide Price £675,000

A rare and deeply characterful opportunity to acquire a substantially refurbished four-bedroom detached bungalow, set within approximately 3 acres of grounds in a wonderfully peaceful North Devon setting, and offering genuine development potential for further residential dwellings or leisure accommodation. The Old Station occupies the site of the former Dunsland Cross railway station — a history that lends the property genuine architectural interest and a sense of story that is quite unlike anything else in the area.

Subject to an extensive programme of almost complete refurbishment, the property has been sensitively and comprehensively modernised throughout. Works include a new subfloor, an entirely new and enlarged kitchen/dining/entertaining space, new condensing oil-fired boiler, new bathroom, shower room and WC, new floor coverings throughout, new modern interior doors, skirting and architraves, and full redecoration. The gardens have been fully landscaped to expose magnificent far-reaching views across the surrounding Devon countryside.

The accommodation extends to approximately 210.5 sq metres (2,260 sq ft) of house (excluding the veranda) and comprises four bedrooms, principal with en-suite, a stunning open-plan kitchen/dining room, a generous sitting room with stone fireplace and woodburning stove, a large verandah and garden room, utility room, boot room and stores. In addition, and of considerable significance to buyers with ambitions to develop or diversify, are two substantial workshops — Workshop and Workshop 2, each measuring approximately 44' x 18'4" and totalling 150 sq metres (1,614 sq ft) — both constructed on solid pillar foundations with mains electricity and water already connected. These buildings present a compelling opportunity for conversion to further dwellings, holiday lets, a gym, games room, studio or ancillary leisure accommodation. The grounds also back directly onto Cookworthy Forest, providing immediate access to hundreds of hectares of Forestry England woodland. The property is available with no onward chain.

- Extensively refurbished throughout - Available with no onward chain
- 4 bedrooms (principal with en-suite)
- Stunning open-plan kitchen/dining room
- New condensing oil-fired boiler
- New bathroom, shower room & WC
- Generous verandah & garden room
- Approximately 3 acres in all with spectacular far-reaching views
- Former railway station – full of character
- Two workshops totalling 1,614 sq ft
- Over 2 acres of former railway line





Accommodation

ENTRANCE VERANDA Running the full length of the western elevation and wrapping around the northern end, this impressive covered veranda provides a generous transitional space under a poly-carbonate roof. A charming and practical feature, equally suited to alfresco dining or use as additional sheltered outdoor space.

GARDEN ROOM - A bright and versatile room with glazed elevations overlooking the garden, benefiting from radiator heating and connecting directly to the kitchen/dining room and utility areas.

KITCHEN/DINING ROOM - Without doubt the heart of this home. The kitchen has been enlarged and comprehensively redesigned to create a superb open-plan entertaining space. A beautifully fitted shaker-style kitchen is finished in warm grey with striking marble-effect quartz worktops and island with breakfast bar seating. Integrated appliances include a double oven and induction hob beneath a statement extractor. Pendant lighting above the island and views through to the veranda create a wonderful atmosphere. The adjoining dining area, with its elegant arch detail, accommodates a large family table and enjoys outstanding views across open countryside through the large original windows — a genuinely special room.

SITTING ROOM / LIVING ROOM - A generously proportioned and characterful sitting room with a magnificent feature stone fireplace housing a wood-burning stove with oak mantle — perfect for Devon evenings. Double aspect windows frame views to the grounds. New carpet flooring and modern interior door throughout.

ENTRANCE HALL Welcoming hallway with a charming nod to the property's railway heritage. Access to a very large roof space. New carpeting throughout.

UTILITY ROOM - Generously sized and well-equipped utility/laundry room with space for appliances, tiled splashback and excellent storage including shelving and coat hanging. Airing cupboard off.

BOOT ROOM - Useful boot room with external access, providing excellent everyday storage for outdoor clothing and equipment.

STORE - Additional storage cupboard.

PRINCIPAL BEDROOM - A substantial double aspect principal bedroom with generous proportions, new carpet, modern interior door and wash basin. The room benefits from its own en-suite bathroom.

EN-SUITE BATHROOM Bath and WC.

BEDROOM TWO - A well-proportioned double bedroom with new carpet, modern interior door and garden/countryside views.

BEDROOM THREE - A comfortable double bedroom with character fireplace recess, new LVT flooring, and a pleasing outlook.

BEDROOM FOUR / STUDY - Versatile single bedroom or home office with countryside outlook.

BATHROOM - A beautifully appointed new bathroom featuring a contemporary panelled bath with matt black fittings, metro-tiled walls, a stylish patterned floor tile and WC. A charming period-style window provides natural light — complete with a nod to the building's history.

WC & SHOWER ROOM A brand new shower room fitted with a walk-in shower enclosure with thermostatic rainfall shower, vessel basin with matt black monobloc tap, and metro-tiled walls. Also incorporating WC.

Exterior - Gardens & Grounds

The gardens have been fully landscaped by the current owners to open up and showcase the magnificent far-reaching views across open Devon farmland and ancient woodland — a truly outstanding aspect that elevates this property considerably. The grounds include a tarmac drive providing extensive parking, well-maintained lawns, a generous paved patio/terrace area off the verandah and a great collection of mature trees and shrubs. The eastern boundary adjoins farmland with wonderful open views.

FORMER RAILWAY LINE

Adjoining the northern end of the formal gardens, this extends to just over two acres and it is fair to say that the majority has currently been reclaimed by nature providing a great habitat/corridor for wildlife. It is defined along either side by lines of mature beech, whilst the centre is now covered by willow/bramble undergrowth. Interestingly, one cleared area with a TIMBER/SHEET CLAD SHELTER has a history of an archery range for which it is perfectly suited.

Outbuildings & Workshop

Adjacent to the main house is a most substantial former railway station warehouse of concrete, timber and sheet construction, built on raised concrete piles and sitting approximately 3 feet above ground level. The building comprises two large units — Workshop and Workshop 2 — with an interlinking hallway and a separate office, with mains electricity and water connected. Together these

offer an extraordinary range of potential uses — workshop, studio, equestrian, storage, or conversion to further accommodation.

Both Workshop and Workshop 2 sit on substantial pillar foundations, which provide an excellent structural base. This construction method, combined with the generous floor areas and mains services already connected, means the buildings represent a highly credible opportunity for conversion to further residential dwellings, annexe accommodation, holiday lets, a gym, games room or studio. Prospective purchasers with such ambitions are encouraged to make their own enquiries with Torridge District Council.

WORKSHOP 2 - Large open-plan unit with concrete floor on raised pillar foundations.

WORKSHOP - Second large unit currently in use as workshop and stores, on raised pillar foundations.

OFFICE - Linking office space with window.

The Property

In appearance, The Old Station remains remarkably faithful to period photographs of the original station building. The distinctive stone elevations, generous ceiling heights of around 10 feet, and the sweeping covered verandah that wraps around the western and northern sides all speak to its Victorian railway heritage. The property sits in an elevated position with superb views east across open farmland and woodland — views that have been deliberately opened up through thoughtful garden landscaping by the present owners.

Brief History

The property has a fascinating history, dating to when this part of Devon was well-served by the London & South Western Railway. In its heyday Dunsland Cross was a busy local station, complete with goods shed and granary. Sadly, along with most rural lines, it fell victim to the Beeching Axe and closed in 1966. Today the old station's main building — now known as The Old Station — has been given an exceptional new lease of life as a spacious family home, retaining all its original character whilst providing thoroughly modern living.

Location & Directions - Brandis Corner

Conveniently accessed along the A3079, the property is within some 4 miles of the bustling market town of Holsworthy, with its weekly Pannier Market, good range of national and local shops, and a Waitrose supermarket. Holsworthy also offers a heated swimming pool, sports hall, bowling green, cricket club and an 18-hole golf course.

The small hamlet of Brandis Corner, with its popular Bickford Arms pub, is approximately 1 mile away. Halwill Junction (approximately 3 miles) offers a Primary School, pub, newsagent and general stores. Bude on the North Cornish coast is about 14 miles, whilst Okehampton — the gateway to Dartmoor — is some 16 miles. The Cathedral and University City of Exeter is approximately 36 miles.

From Holsworthy, proceed on the A3072 Hatherleigh road for 4 miles. Upon reaching Dunsland Cross, turn right onto the A3079 signed Okehampton. Follow this road for approximately 1 mile and as the road bears round to the left there is a terrace of cottages on your left-hand side. The entrance lane leading to the property will be found just before these cottages. Follow the lane to the end where you will find the entrance clearly displayed.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Torridge District Council.

Council Tax Band: To Be confirmed.

Services Mains water and electricity. Shared private drainage. Oil-fired central heating (new condensing boiler)

ALL ENQUIRIES IN THE FIRST INSTANCE PLEASE EMAIL MARK.
mark.odd@carters.co.uk

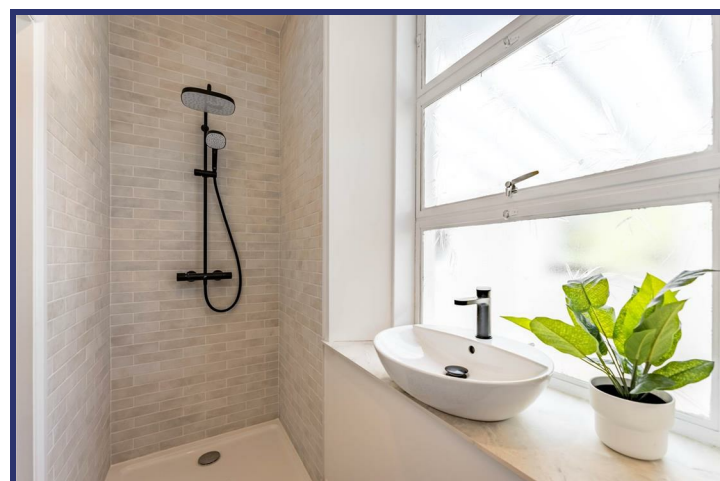
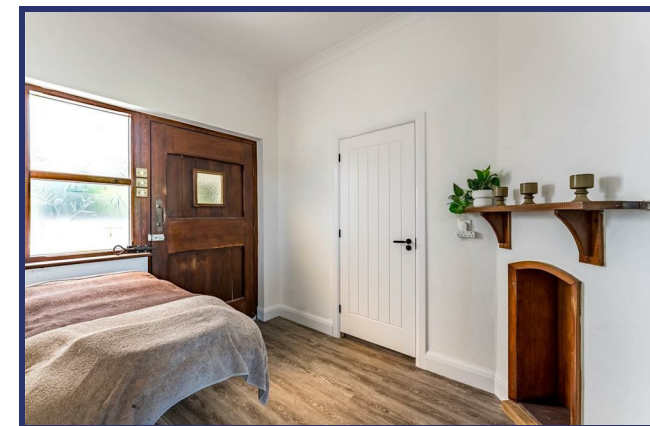
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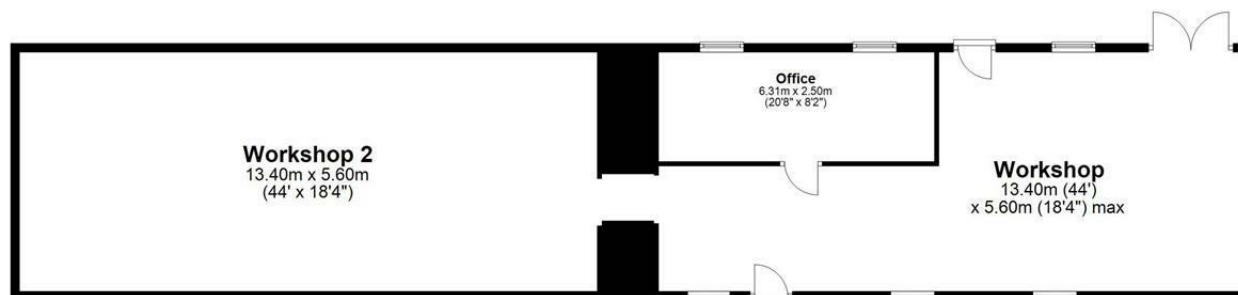
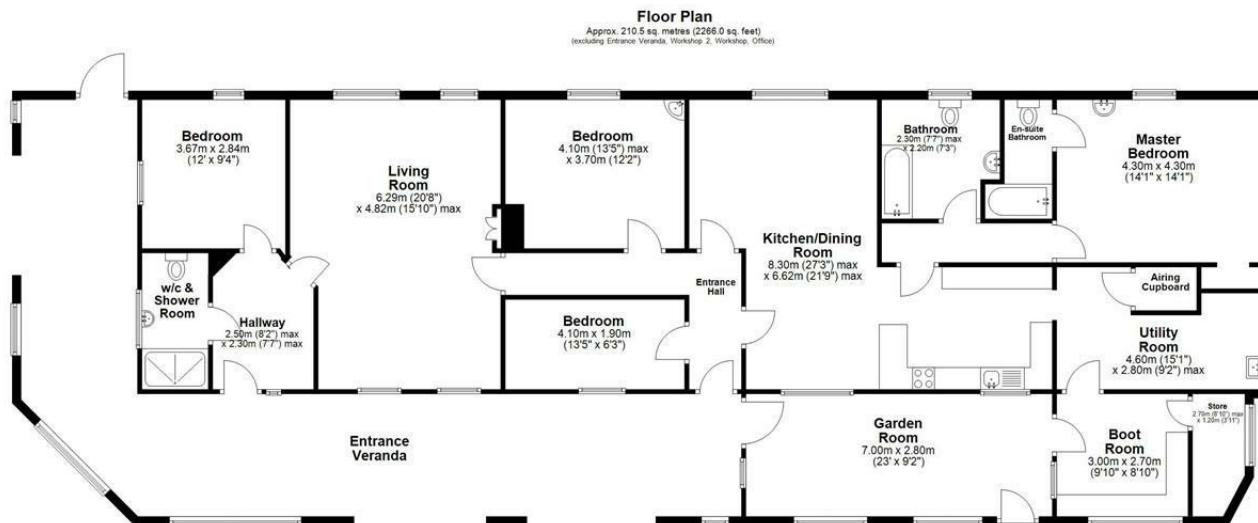
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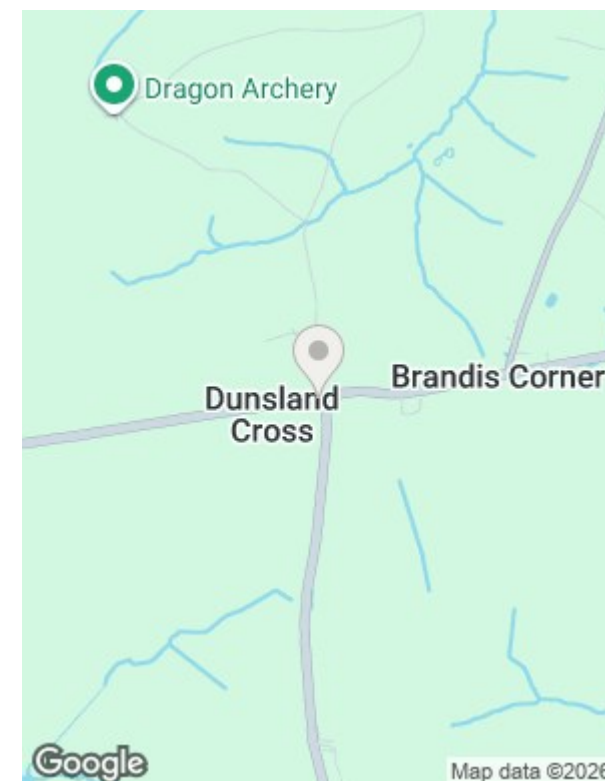


Total area of house (excluding veranda) 210.5 sq. metres, 2260 sq. feet. Total area of workshops 150.0 sq. metres, 1614.6 sq. feet

Total property area (house plus workshops) 360.5 sq metres, 3874.6 sq feet

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanIt!



Viewing Arrangements

By appointment only via Carters.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

