

STAGS

Deeplands

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Kingswood Meadow, Holsworthy, EX22 6HG

Town Centre 0.5 miles - Bude 9.8 miles - Launceston 14.1 miles

A rare opportunity to acquire a detached 3/4 bedroom property in a convenient location, together with an adjoining paddock benefiting from Planning in Principle (PIP) for development

- No Onward Chain
- Versatile 3/4 Bedroom Property
- Adjoining Pasture Paddock (1.62 acres in all)
- Development Opportunity
- Planning in Principle on Paddock
- Peaceful Yet Accessible
- Ample Off Road Parking
- Garage and Storage
- Tenure: Freehold
- Council Tax Band: E

Guide Price £495,000

SITUATION

The property is extremely well positioned at the end of a small development, in a private position yet within easy reach of Holsworthy Town Centre. The town itself offers a comprehensive range of shopping, educational and leisure facilities along with doctors', dentists', veterinary surgeries, places of worship and a Waitrose supermarket. The coastal resort of Bude is approximately 9 miles to the west, with its sandy beaches, clifftop walks and access to the A39 Atlantic Highway. The A30 trunk road can be accessed at either Okehampton or Launceston which links the cities of Truro and Exeter. At Exeter there is an extensive range of shopping facilities, a mainline railway station, an international airport and access to the M5 motorway network.

DESCRIPTION

A rare opportunity to acquire a versatile detached property with generous accommodation over split levels, set in a private position with far reaching rural outlooks. The property was constructed by a local family in the early 1970's, securing the generous plot with favourable views overlooking its own paddock and front and rear gardens. Constructed in a traditional way with a mixture of block and brick, and both uPVC and wooden windows, the property has remained within the family for over 50 years and is now offered for sale to the open market for the very first time. In addition, the paddock had PIP granted in April 2025 for residential development. The property would ideally suit families and couples, along with developers looking for opportunities near the town.







ACCOMMODATION

The accommodation has been designed to take advantage of the southerly facing aspect with rural outlooks across the valley and over the paddock. Offering spacious accommodation throughout with scope for those looking to personalize with a touch of cosmetic refurbishment, there remains further scope with a generous light and spacious lower ground floor with access to the rear garden, which is currently being used as a games room. Directly from the driveway are two entrances into the main hall and the utility room. The utility has a range of units with ample space and plumbing for white goods. The kitchen is adjacent, with a range of base and wall mounted units, an electric oven, space for a dishwasher and a pantry. The sitting room enjoys a rural aspect with a large window to one end and a centrally positioned wood burning stove. From the sitting room, a door opens onto a charming covered veranda, providing an ideal spot to relax and take in the delightful views. On this level is further room currently used as a bedroom with doors out to the veranda, offering scope to be used as a separate snug/dining room, dependent on personal requirements.

Steps lead down to the rest of the accommodation with 3 double bedrooms, with a generous en-suite bathroom to the principal bedroom. There is ample storage throughout the property with various cupboards in the hallway, with an additional cloakroom and separate family bathroom servicing the remainder of the bedrooms.

OUTSIDE

The property is approached via Kingswood Meadow and set amongst its own private wraparound gardens. There is ample off road parking and turning space, with lawned gardens allowing for further parking if needed. There is a generous double garage with sliding front door and a separate storage room. The gardens extend to the far end of the property with a pathway that leads to the side and rear gardens, bounded by a natural stone wall. The paddock is gently sloping with a mature tree hedge boundary along the bottom and accessed via two separate entrances from Kingswood Meadow.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the town centre of Holsworthy proceed towards Bideford on North Road, after passing the church on your right and following the road as it bends to the left continue to the roundabout and take the second exit (straight on), continue for a short distance and take the right hand turning onto Kingswood Meadow. Proceed towards the end where the bungalow will be found directly in front, identifiable by a Stags for sale board.

what3words.com: ///fame.singles.impulsive

PLANNING INFORMATION

In April 2025, planning permission in principle was granted for residential development in the paddock of up to 4 dwellings. Further information including the decision notice and supporting documents can be found on the Torridge Council Planning Portal under application number: 1/0148/2025/PIP. The land is not being sold with any overage clause.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





Approximate Gross Internal Area 2119 sq ft - 197 sq m
(Excluding Garage)
Lower Ground Floor Area 484 sq ft – 45 sq m
Ground Floor Area 1635 sq ft – 152 sq m
Garage Area 525 sq ft – 49 sq m

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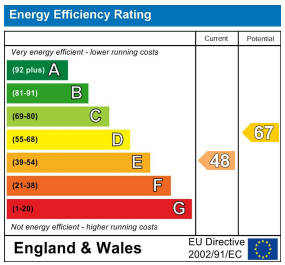
For Identification Only Not To Scale

PINK PLAN

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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