



# The Laurels

Halwill, Beaworthy, Devon, EX21 5UY



# *The Laurels*

Halwill, Beaworthy, Devon, EX21 5UY

£350,000 Asking Price

Three bedroom property

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Adjoining open farmland and woods

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Off-road parking for multiple vehicles

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Large enclosed rear garden

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Potential to convert the garage into additional accommodation (STPP)

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EPC Rating: F

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## Situation...

Situated near the sought-after village of Halwill Junction, this detached three-bedroom bungalow offers an opportunity for those looking to put their own stamp on a property. Set on a generous plot with rural views, and backing onto forestry commission woods, the property is brimming with potential and is perfect for buyers seeking a project. The bungalow features a well-proportioned layout that, while in need of modernisation, provides a solid foundation for contemporary living. The standout feature of this property is the substantial double garage and workshop, this versatile space is a dream for hobbyists, but its true value lies in its potential for conversion. With the correct planning permissions, this structure could be transformed into ancillary accommodation or holiday.



## Accommodation

### FRONT PORCH

Entering through the front porch. uPVC double-glazed door with windows to two aspects, tiled flooring. Entering through another uPVC double-glazed door into:

### LIVING/DINING/KITCHEN

uPVC double-glazed window to the front elevation, carpeted flooring and pendant light. The Kitchen/Dining area is complete with windows to the side and rear elevations. A range of matching wall and base units, solid fuel Rayburn providing heating through the property (in need of refurbishment). Vinyl flooring, stainless steel sink and drainer, space for free-standing oven with extractor above. uPVC double-glazed rear door, access through to a Pantry/Storage Cupboard.

### MAIN HALLWAY

Providing access to the three bedrooms and bathroom.

### BEDROOM 1

Double bedroom, uPVC double-glazed window, carpeted flooring, pendant light, storage cupboard.

### BEDROOM 2

uPVC double-glazed window to the front elevation, pendant light, carpeted flooring.

### BEDROOM 3

uPVC double-glazed window to the front elevation, pendant light, carpeted flooring.

### BATHROOM

Three-piece suite including bath with shower over, WC and hand basin. uPVC double-glazed opaque glass window and Airing Cupboard with immersion tank.



## Outside

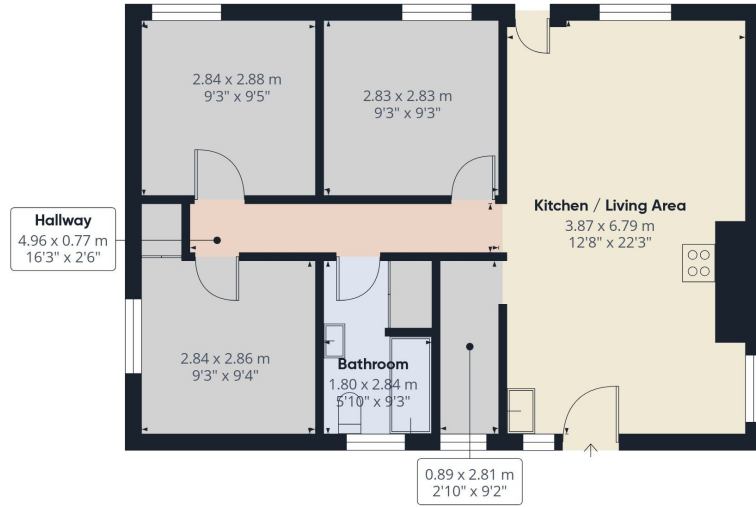
Externally, the property boasts a large double garage with workshop in separate room. The property holds potential to be converted into ancillary accommodation or could continue it's use as a garage and workshop. To the front of the garage there is a large tarmac parking area for multiple vehicles.

The rear garden is predominantly laid to lawn with mature hedge boundary and opening onto open farmland and forestry commission land. The garden provides a huge amount of privacy with no near neighbours, to the rear of the garden there is a large storage shed and a Carp pond has been installed.

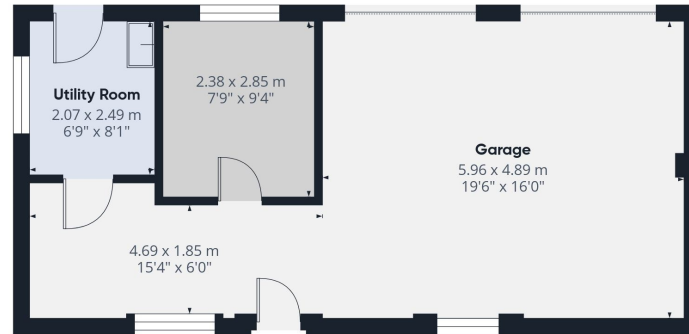


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
111.3 m<sup>2</sup>  
1197 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Services

Mains water, mains electric, septic tank.

⚡ EE Rating - F

£ Council Tax Band - C

/// Directions

What3Words – postage.tonality.kitchen

## Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).



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