

KIVELLS

Barn Park

Sanders Lane, Holsworthy, Devon, EX22 6HE





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Guide Price: £350,000

Adaptable prime site - suitable for redevelopment, conversion and modernisation to make efficient use of land STPP

Superb level large plot extending to 1,028 sq m currently accommodating superb family sized lawns to the front and rear, wide driveway, turning head and parking for several vehicles

Well proportioned and generously sized rooms which could be easily reconfigured

Double garage (opportunity to increase to accommodation, STPP), cloakroom, boiler room and storage room

Superbly situated close to the heart of the bustling market town, adjacent to a park and adjacent to two Ofsted rated "good" schools

No onward chain

EPC - E



Situation

Holsworthy

The property is superbly located beside the park and within easy walking distance to two Ofsted rated "Good" schools.

A level walk to the centre of this bustling market town with post office, leisure centre, Waitrose supermarket and M&S Foodhall with BP filling station and hospital.

Nearby are the town's of Bude (12 miles) to the west and Launceston (16 miles) with A30 access to the south provide further amenities. To the east at Okehampton (19 miles) the A30 dual carriageway spine road for Cornwall and Devon provides ease of access eastwards to the city of Exeter (a further 28 miles) which provides intercity rail link, international airport and M5 motorway link.

In all directions from Holsworthy there is scenery of outstanding natural beauty. To the west are stunning stretches of National Trust Cliff Scenery with southwest coast path, quaint former fishing villages and popular family surfing beaches. To the south are the open spaces of Bodmin Moor ideal for walking and riding and to the southeast is Dartmoor National Park.



Description

Adaptable prime site

This adaptable level plot is set next to newly built substantial dwellings making this an ideal candidate for redevelopment, conversion or modernisation, subject to any planning consents and extends to approximately 1,028 sq m currently accommodating superb family sized lawns to the front and rear, wide driveway, turning head and parking for several vehicles.

Barn Park is a well-proportioned, spacious bungalow with generous sized rooms which could easily be reconfigured. Convenient to the heart of the bustling market town of Holsworthy, by good level pavement, adjacent to the park and walking distance to two schools.

The principal reception room has wonderful proportions and there is unique scope for contemporary re-ordering of the kitchen, dining room and 4th bedroom to provide a dual aspect family kitchen / living room, attracting the sun morning and evening and accessing east and west level gardens.

Offered for sale with no onward chain with great potential to add value, the property comprises; sitting room, kitchen / breakfast room, dining room, four bedrooms, bathroom, double garage, boiler room, spare room, utility room and cloakroom. Externally, the property offers ample parking with large front and rear gardens. An internal viewing is highly recommended to appreciate the great potential and spacious accommodation.



Accommodation

The Room Guide

ENTRANCE PORCH:

Oak strip flooring and opaque single glazed door into:-

HALLWAY:

Oak strip flooring, wall lights and additional storage space.

SITTING ROOM:

Superb dual aspect reception room with large picture windows to south and west. Open fireplace with stone surround and oak mantle, fitted carpet, wall lights, ceiling light, power points and two television points.

KITCHEN / BREAKFAST ROOM:

Range of wall and base units with work surface over incorporating stainless steel sink and drainer unit. Space and connection point for electric oven. Pantry cupboard with fitted shelving. Large front window recess with bench seating, electric heater, vinyl flooring, fluorescent strip lighting and serving hatch through to the dining area.

DINING ROOM:

Front window. Oak strip flooring, wall lights.

BEDROOM ONE:

Generous double bedroom with built-in storage. South facing window, fitted carpet.

BEDROOM TWO:

Double bedroom with built-in storage cupboard and drawers. East facing window. Fitted carpet.





Accommodation

The Room Guide

BEDROOM THREE:

Double bedroom with built-in storage cupboard and drawers. East facing window. Fitted carpet.

BEDROOM FOUR:

Further double bedroom with east facing window, fitted carpet.

CLOAKROOM:

Opaque window. Low level W.C., ceiling light and vinyl flooring.

BATHROOM:

Opaque window. Panel enclosed bath, fully tiled built-in shower and pedestal wash hand basin. Half-height tiling.

DOUBLE GARAGE:

Double garage with two vehicular up-and-over doors, loft access, pedestrian door to hallway, concrete floor and side window. Access by ladder to fully boarded loft. Doors to:-

BOILER ROOM:

Opaque window. Oil-fired boiler, laminate flooring and ceiling light.

SPARE ROOM:

Fitted shelving and vinyl flooring.



Floor Plan

See The Layout



Ground Floor

Floor area 185.8 sq.m. (2,000 sq.ft.) approx

Accommodation

UTILITY ROOM:

Rear window. Space and plumbing for dishwasher and washing machine. Airing cupboard housing hot water cylinder. Vinyl flooring and ceiling light.

CLOAKROOM:

Rear opaque window. Low level flush W.C. and wash hand basin. Vinyl flooring.

Outside

The property is approached by a tarmac drive providing easy turning and ample parking for several vehicles. The driveway is flanked by a large front garden laid to lawn with patio bordered by low-level stone wall. To the rear is a private, low level family lawn attracting sun throughout the morning and which can be accessed from either side of the property.



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Mains Drainage | Oil fired central heating

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: /// outings.fulfilled.reading

EE RATING: E

COUNCIL TAX BAND: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

AGENT NOTES:

- There is an Easement over the property allowing the neighbouring building plot to install services on the basis this is made good after.

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