



**Higher Thorndon,
Holsworthy, Devon, EX22 6NE**

Guide Price £695,000 Freehold

DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



- Hosted Virtual Viewings Available
- 6/7 Bedrooms
- 3/4 Reception Rooms
- Range of Outbuildings
- Pair of Barns with Planning Permission
- EPC Band D
- Approximately 1 Acre in all
- Rural Hamlet Location

A remarkably spacious family home, currently arranged for dual occupancy, with the potential to create additional income streams.

SITUATION Set within the rolling Devon countryside, 1.5 miles outside of the historic former market town of Holsworthy. Holsworthy offers supermarkets, primary and secondary schools, a doctors' surgery and a leisure centre. The popular seaside town of Bude with extensive sandy beaches and coastal cliff walks is 10 miles away.

The town of Launceston is a 14 mile drive to the south where the vital A30 can be accessed linking the Cathedral cities of Truro and Exeter. Exeter gives access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION Higher Thorndon is a remarkably spacious attached property, currently arranged for dual occupancy.

One of the outbuildings has approved planning permission for holiday accommodation (App No: 1/0529/2009/FUL) and another outbuilding has had full residential planning permission granted (1/0373/2022/FUL).

The accommodation is illustrated on the floorplan and briefly comprises: an entrance porch with WC leading to the kitchen (currently shared) with tiled floors, base level units and a spacious pantry. Steps lead up to an open plan lounge/dining room with a staircase to the first floor and bedroom 7/office.

From the kitchen there is access to a dining room/secondary kitchen, inner hall with stairs to the first floor and an external door to the garden.

The sitting room has a fireplace housing a wood-burner set on slate hearth.





The first floor is separated into 2 halves. The staircase from the lounge/dining room leads to a first floor landing with 3 bedrooms (one with an en suite shower room) and a family shower room comprising a shower, WC and sink.

The second staircase from the inner hall rises to a large open area with 3 bedrooms (one with an en suite shower room) and a family shower room.

OUTSIDE Accessed from the lane, the property has an in-and-out driveway providing off road parking for several vehicles. The gardens are laid mainly to the rear of the property with a large



patio, gravelled pathways, flower beds, greenhouses and a pergola.

The outbuildings include a detached barn situated opposite the property with planning permission for holiday accommodation, a large single span agricultural shed and an additional detached barn with planning permission for residential use and small paddock to the rear.

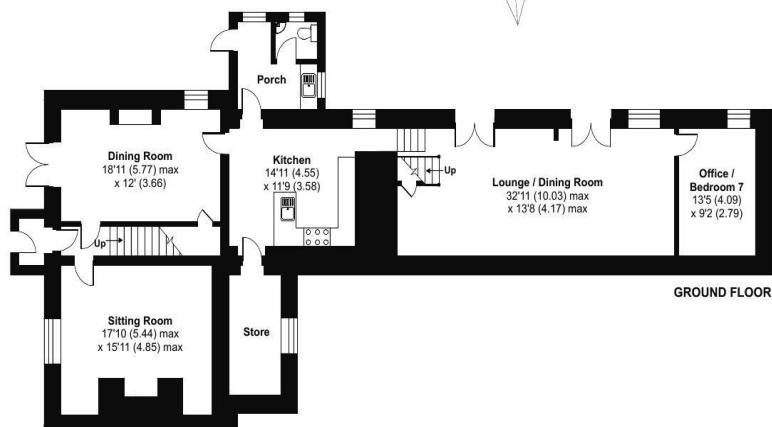
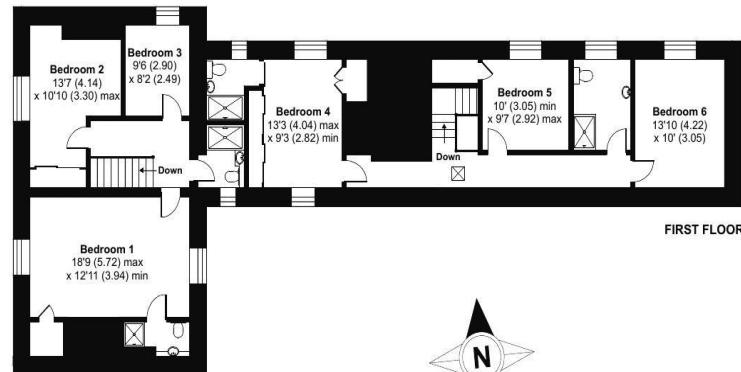
SERVICES Mains water and electricity, private drainage and oil fired central heating. Council Tax Band: F. Full EPC available on request. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted Virtual Viewings are available for this property.

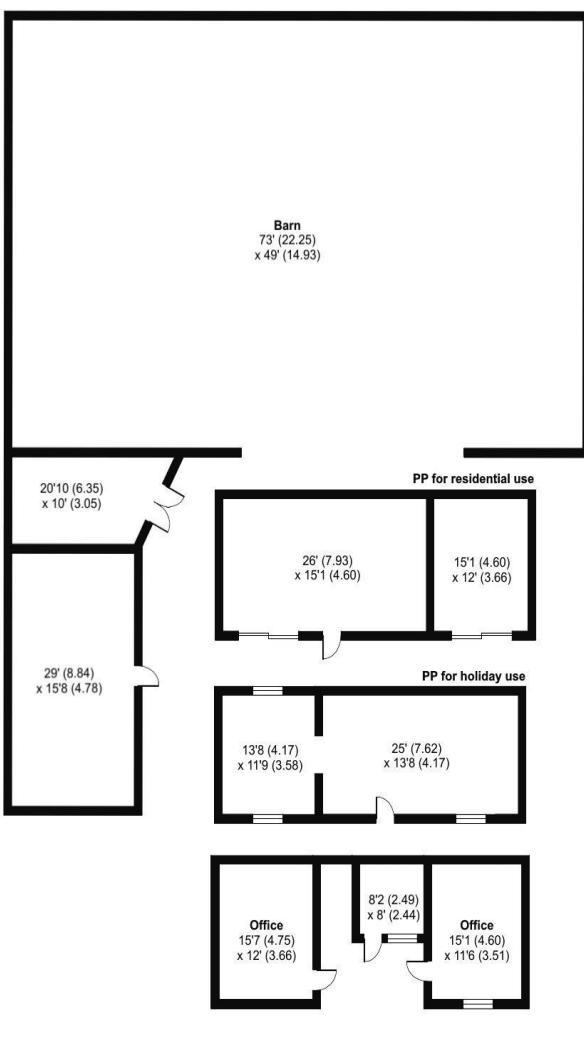
DIRECTIONS Postcode for Sat Nav: EX22 6NE. From Launceston, follow Sat Nav and continue passed Lower Thorndon on your left hand side where the property will be found after approximately 400m on the left.

What3words: ///stunt.shifts.broth

Approximate Area = 3274 sq ft / 304.1 sq m
 Outbuildings = 5794 sq ft / 538.2 sq m
 Total = 9068 sq ft / 842.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricscon 2022.
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For more information or to arrange a viewing, please contact us:

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