



Old Post Office

Whistone, Holsworthy, EX22 6TX

KIVELLS

Old Post Office

Whitstone, Holsworthy, EX22 6TX

£90,000 Auction Guide Price

For Sale by Public Auction on Wednesday 7th October 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm

Substantial former Post Office requiring comprehensive renovation

Generous gardens, ample parking and excellent garaging

Versatile accommodation with scope for re-configuration (STPP)

EPC— D and E



Description

For sale by public auction, this substantial former village Post Office offers an exciting renovation opportunity, occupying a generous plot within the popular village of Whitstone on the Cornwall/Devon border.

Requiring comprehensive renovation and modernisation throughout, the property offers extensive and versatile accommodation arranged over three floors, having previously been arranged as two flats. The accommodation currently includes three bedrooms, two additional first-floor rooms, kitchen/dining room, living room, two bathrooms, shower room and useful loft space.

Externally, the property benefits from generous gardens with a productive vegetable plot, ample off-road parking and an excellent detached garage block comprising a double and adjoining single garage, which may offer potential for alternative uses or further development, subject to obtaining any necessary consents.

Further benefits include solar panels with battery storage, log burning stoves and countryside views. Conveniently situated for access to Bude, Holsworthy and Launceston, the property offers considerable potential and is likely to appeal to owner-occupiers, investors and those seeking a renovation project.



Situation

The village lies approximately 5 miles from the popular resort of Widemouth Bay, between Bude, Holsworthy and Launceston; each offering an extensive range of shopping and leisure facilities, including a Waitrose supermarket at Holsworthy, Exeter and access to the national Motorway network is approximately 50 miles to the east.

Whitstone is a thriving well regarded village with a post office/shop, primary school and two churches. There are an abundance of rural/woodland walks in the surrounding countryside to explore and escape from the everyday hustle and bustle.

Accommodation

uPVC double-glazed obscured door leading into:

ENTRANCE HALL

Ceiling light, tiled flooring, stairs to the first floor and door to:

BEDROOM

uPVC double-glazed window to the front aspect. Ceiling light, solar inverter and battery storage, carpeted flooring. Door to:

INNER HALLWAY

Carpeted and wood-effect flooring and storage cupboard. Ceiling light, uPVC double-glazed door to the side aspect and doors to:

BEDROOM

Twin uPVC double-glazed windows to the side aspect, ceiling light, air conditioning unit, carpeted flooring.

SHOWER ROOM

Three-piece suite comprising shower enclosure with electric shower over, pedestal handwash basin and WC, ceiling light, fan heater, wood-effect flooring.

KITCHEN/DINING ROOM

Kitchen area with stainless steel sink/drain unit, space for electric oven with hob over. uPVC double-glazed windows to the rear and side aspect, hot water cylinder. Ceiling lights, skylight, air conditioning unit, log burning stove, tiled and wood-effect flooring, Door to:

LIVING ROOM

Reception room with log burning stove and tiled flooring.

REAR PORCH/UTILITY

uPVC double-glazed window to the rear aspect and window to side. Ceiling light, wood-effect flooring. Doors to:

BATHROOM

Three-piece suite comprising panel-enclosed bath, pedestal handwash basin and WC. uPVC double-glazed obscured window to the rear aspect, laminate flooring.

STORAGE ROOM

Generous storage area with power and lighting connected.

Space and plumbing for washing machine. Velux window.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, ceiling light, wood-effect flooring, doors to:

ROOM

uPVC double-glazed patio doors to the side aspect. Ceiling light, air conditioning unit, electric radiator, carpet. Doors to:

ROOM

uPVC double-glazed window to the side aspect. Ceiling light.

BEDROOM

uPVC double-glazed window to the front aspect, ceiling light, electric radiator, cupboard housing consumer boards.

BATHROOM

Three-piece suite comprising shower with shower enclosure and aquabond backing, vanity unit with inset handwash basin and WC. uPVC double-glazed window to the rear aspect. Ceiling light, fan heater, continuation of wood-effect flooring.

Stairs rising to:

LOFT SPACE

Velux window to side aspect, partially boarded, power and lighting connected.

OUTSIDE

PARKING

The property is accessed over a hardcore drive leading to a parking area and garage block.

DOUBLE GARAGE & SINGLE GARAGE

Up-and-over door to the front aspect and timber door to side and window to rear. Power and lighting connected, with adjoining block-built single garage with up-and-over door to front aspect, power and lighting connected.

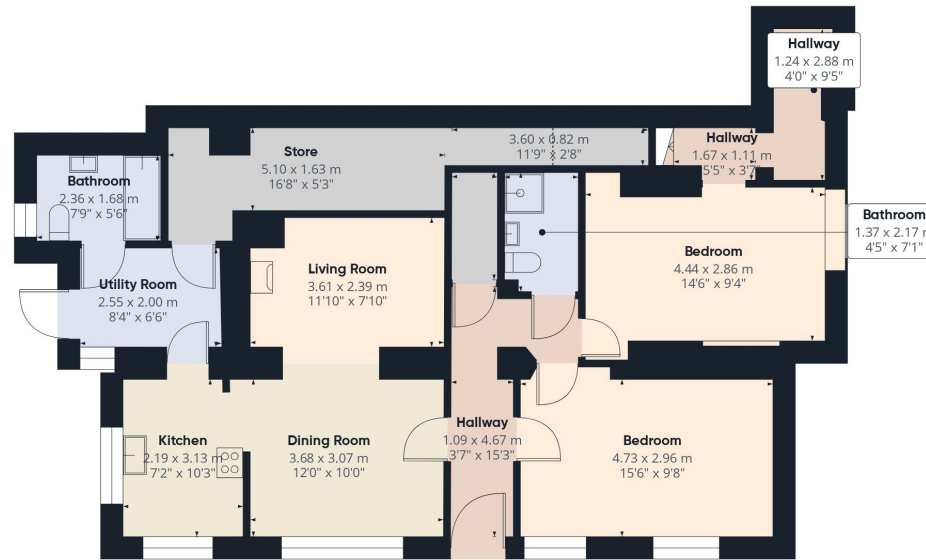
GARDENS

Fine-sized garden comprising lawned areas and generous and productive vegetable plot.

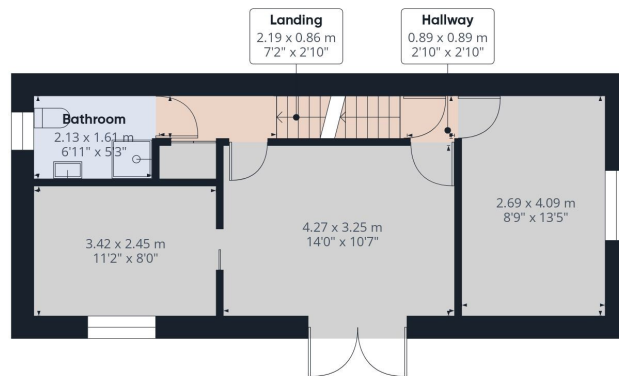


Floor Plan

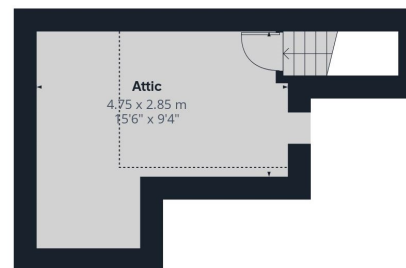
Floor plan for identification purposes only, not to scale



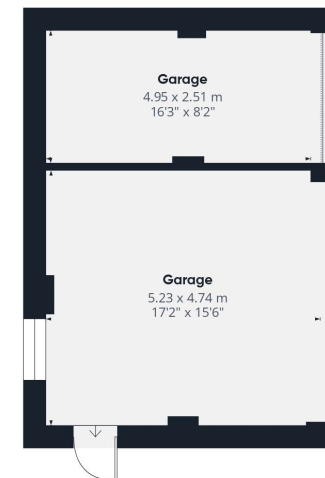
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area⁽¹⁾**185.9 m²2000 ft²**Reduced headroom**9.2 m²99 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Auction Details

Auction Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th June 2026 at 7.00pm

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or direct card.

Please note, if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding. This can be obtained from the Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Jackie Ray, Brewer Harding Rowe

Auction Payment

At the fall of the gavel the contact is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

The deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them,

the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services

Mains drainage, electricity and water. Solar panels with battery storage.

Tenure

Freehold



EE Rating - D and E



Council Tax Band - A and B



Directions

What3Words - ///fuses.pothole.flap



Virtual Tour

Available by request.

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.

Disclaimer

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Agents Notes

- 1.) Please note that the neighbouring property has a pedestrian right of way over the drive and rear of the property.
- 2.) Please note that we have been informed there is spray foam insulation present on the roof of the rear single storey extension.

Auction Date and Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 2026 at 7.00pm.





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