Bond Oxborough Phillips

Changing Lifestyles

1 Bradford Manor Cottages
Pyworthy
Holsworthy
Devon
EX22 6LQ

Asking Price: £400,000

Freehold







01409 254 238
holsworthy@boppproperty.com

1 Bradford Manor Cottages, Pyworthy, Holsworthy, Devon, EX22 6LQ

- SEMI DETATCHED COTTAGE
- BEAUTIFUL KITCHEN/DINER WITH OIL FIRED RAYBURN
- 3 BEDROOMS
- 1 RECEPTION
- ADDITIONAL ATTIC ROOMS - OFFICE/HOBBY ROOM
- DOUBLE GARAGE AND VARIOUS OUTBUILDINGS
- LARGE GARDEN LAID TO LAWN WITH BBQ AREA
- QUIET AND RURAL LOCATION
- EPC: TBC







This stunning character cottage is full of charm and offers a rare opportunity to enjoy peaceful rural living in a truly idyllic setting. Beautifully presented throughout, the property offers flexible accommodation with three to four bedrooms and two generous reception rooms, blending period features with comfortable, modern living.

Tucked away in a quiet countryside location, the cottage enjoys a wonderful sense of privacy while still being accessible. Outside, the property is further enhanced by a fantastic range of outbuildings, including a detached double garage, a useful store room, and a stable/log store—offering excellent versatility for a variety of uses, whether for storage, hobbies, or potential conversion (subject to any necessary permissions), all set in within a generous plot of approx. 0.20 of an acre.

This charming home offers the perfect balance of character, space and peaceful surroundings. Whether you're looking for a country retreat or a place to enjoy a slower pace of life, this beautifully maintained cottage is a wonderful opportunity in a truly picturesque setting.

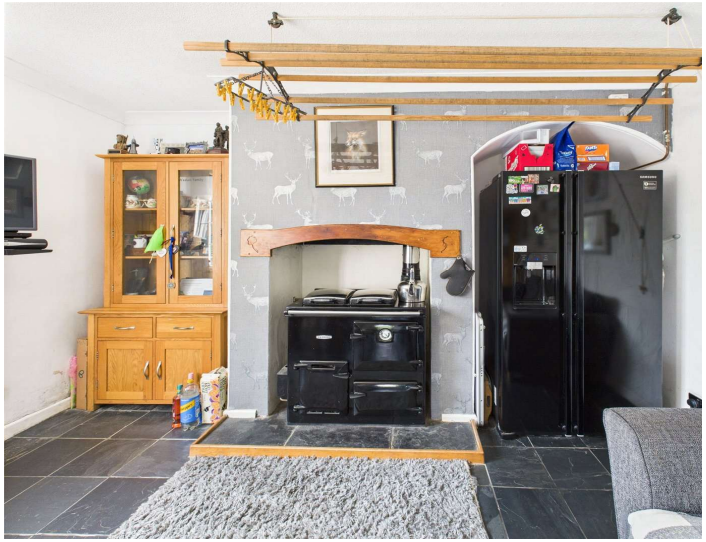
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Directions

From Holsworthy take the North Tamerton road for approximately 1.8 miles taking the third right hand turning at Thorndon Cross signed Pyworthy and Bridgerule. Proceed along this country road for approximately 2 miles. At the T junction turn left and after approx 0.25 miles take the lane on the righthand side and 1 Bradford Manor Cottages is the first property that you see on the right.









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Internal Description

Utility/Boot Room - 8'11" x 5'7" (2.72m x 1.7m)

Hallway - 5'6" x 8'6" (1.68m x 2.6m)

Living Room - 10'2" x 12'2" (3.1m x 3.7m)

Kitchen/Diner - 19'11" x 13'1" (6.07m x 4m)

First Floor Landing - 6'2" x 8'7" (1.88m x 2.62m)

Bedroom 1 - 11'7" x 13'1" (3.53m x 4m)

Bedroom 2 - 6'4" x 12'2" (1.93m x 3.7m)

Ensuite Shower Room - 2'9" x 7' (0.84m x 2.13m)

Bedroom 3 - 9'9" x 10' (2.97m x 3.05m)

Second Floor Landing - 3'11" x 2'6" (1.2m x 0.76m)

Hobby Room - 4'10" x 9'10" (1.47m x 3m)

Office - 11'1" x 10' (3.38m x 3.05m)

Outside Store Room - 18' x 7'3" (5.49m x 2.2m)

Outside Cloakroom - 4'7" x 7'3" (1.4m x 2.2m)

Double Garage - 18'8" x 23' (5.7m x 7m)

Store Room/Stable - 19'11" x 10' (6.07m x 3.05m)

EPC - To be confirmed

Agents Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.







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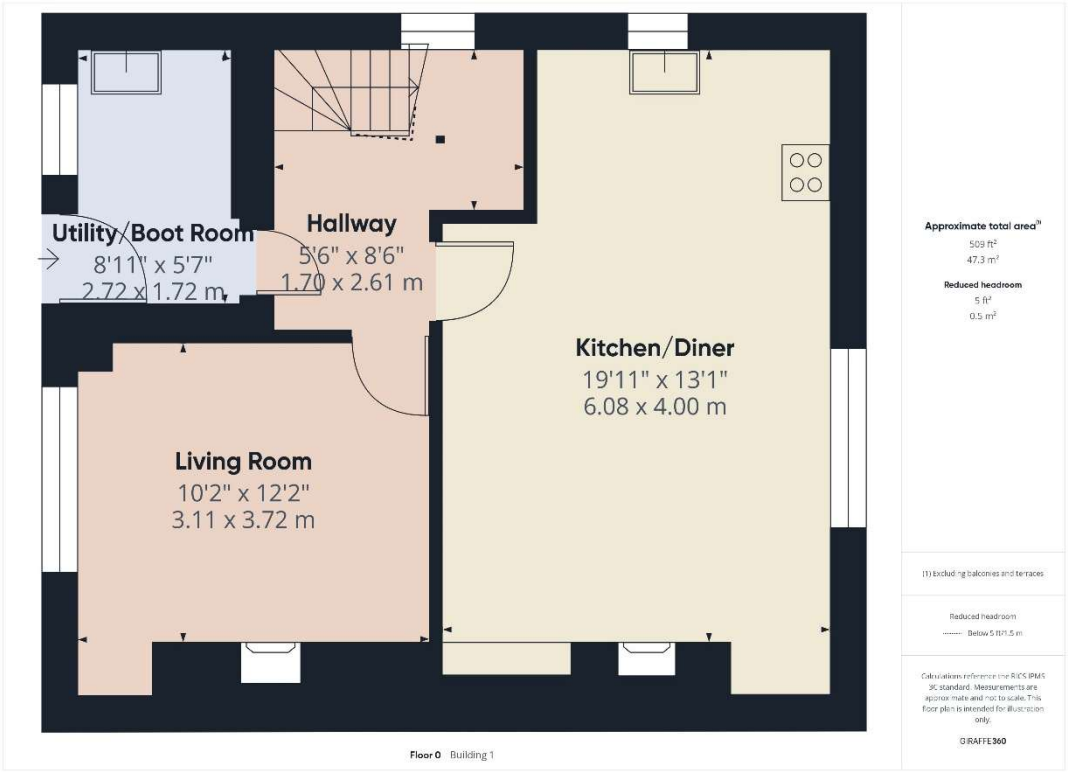




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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

We are here to help you find and buy your new home...

Albion House
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Email: holsworthy@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

