



Bond
Oxborough
Phillips

Changing Lifestyles

Rosehip Cottage At Borough Farm
Bridgerule
Holsworthy
Devon
EX22 7EF

Asking Price: £700,000
Freehold
Nearing Completion



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01288 355 066
bude@boproperty.com



- Exceptional newly built detached home
- Four bedrooms
- Approximately 2,085 sq ft of accommodation
- Far-reaching countryside and sea views
- Impressive first-floor living accommodation
- Covered balcony enjoying the outlook
- Choice of kitchen and bathroom finishes
- Air source heat pump with underfloor heating
- Solar panels with battery storage
- Generous private plot
- Garage and ample off-road parking
- Additional land available by separate negotiation



Rosehip Cottage is an exceptional newly built detached residence, occupying a generous and private plot on the outskirts of the popular village of Bridgerule. Nearing completion, the property has been thoughtfully designed to take full advantage of its superb setting, enjoying far-reaching views across the surrounding countryside and towards the North Cornish coastline.

The accommodation is particularly spacious and well proportioned, extending to approximately 2,085 sq ft and arranged over two floors. The ground floor provides four bedrooms, including a principal bedroom with en-suite facilities, together with further shower rooms and a welcoming entrance hall. The layout offers excellent flexibility for family living, guests or those seeking accommodation suitable for multigenerational use.

The first floor forms the impressive heart of the home, with a substantial open-plan kitchen/dining room and separate living room/snug, both positioned to make the most of the outstanding outlook. Large areas of glazing allow an abundance of natural light into the accommodation, while doors open directly onto a covered balcony, creating a superb space from which to enjoy the panoramic countryside and distant sea views.

As the property is nearing completion, purchasers have the opportunity to personalise the final finish, with a choice of kitchen and bathroom fittings available and an allowance of approximately £18,000–£20,000 towards these elements.

Rosehip Cottage has also been designed with energy efficiency in mind, incorporating an air source heat pump supplying underfloor heating throughout, a heat recovery system, solar panels with inverter and battery storage, together with an electric vehicle charging point.

Externally, the property is approached via a generous driveway providing ample off-road parking and access to the single garage. Wide pedestrian access is available to both sides of the house, leading to the rear garden which is intended to be laid predominantly to lawn, with a patio positioned to enjoy the south-facing aspect and exceptional views. Further land may also be available by separate negotiation.

Positioned within a particularly attractive rural setting yet remaining within convenient reach of Bridgerule, Holsworthy and the coastal town of Bude, Rosehip Cottage offers an exciting opportunity to acquire an individually designed contemporary home combining generous accommodation, impressive energy-efficient features and a truly outstanding outlook.



Rosehip Cottage is situated on the outskirts of the popular village of Bridgerule, a well-regarded rural village offering a primary school, village hall and public house. The property enjoys a peaceful countryside setting whilst remaining conveniently placed for both Holsworthy and the North Cornish coast. The thriving market town of Holsworthy lies approximately 5 miles away and offers a good range of everyday amenities including shops, supermarkets, medical facilities and schooling. The popular coastal town of Bude is approximately 6.5 miles away and provides a wider range of shopping, leisure and educational facilities together with its renowned sandy beaches, canal and access to the South West Coast Path. For those travelling further afield, Launceston provides access to the A30, offering links towards Exeter and the national motorway network.



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Entrance Porch - 9'6" x 5'11" (2.9m x 1.8m)

Kitchen/Dining/Living Room - 30'3" x 18'9" (9.22m x 5.72m)

Council Tax - Band TBA.

Entrance Hall - 11' x 25'2" (3.35m x 7.67m)

Balcony - 19'1" x 8'5" (5.82m x 2.57m)

EPC - Rating TBC.

Utility Room - 9'2" x 6'2" (2.8m x 1.88m)

WC - 4'8" x 7'6" (1.42m x 2.29m)

Services - Main electricity, water and private drainage via a brand new treatment plant. Heat Recovery system throughout the property. Air source heat pump supplying the underfloor heating throughout. Solar Panels with inverter and battery for storage. Electric car charging point.

Bedroom 1 - 20'8" x 10'7" (6.3m x 3.23m)

Sitting Room - 15' x 9'5" (4.57m x 2.87m)

Master Ensuite - 9'2" x 10'6" (2.8m x 3.2m)

Study - 10'9" x 9'5" (3.28m x 2.87m)

Anti-Money Laundering - 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.

Bedroom 2 - 9'2" x 13'11" (2.8m x 4.24m)

Outside - Externally, Rosehip Cottage is approached via a generous driveway providing ample off-road parking and access to the single garage. Wide pedestrian access is available to both sides of the property, leading through to the rear garden.

Shower Room - 9'2" x 4'5" (2.8m x 1.35m)

The gardens are to be laid predominantly to lawn, with a patio area positioned to take full advantage of the south-facing aspect and the superb far-reaching countryside and sea views. The generous plot provides excellent scope for outdoor seating, entertaining and family use, while additional land may also be available by separate negotiation.

Bedroom 3 - 9'2" x 9'8" (2.8m x 2.95m)

Bedroom 4 - 9'1" x 9'6" (2.77m x 2.9m)

Bathroom - 9'1" x 5'3" (2.77m x 1.6m)

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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.

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Continue for approximately 1 mile and take the second right hand turning at Borough Cross, continue along this round for approximately 300 yards whereupon the lane will be found on the left hand side.

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

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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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