

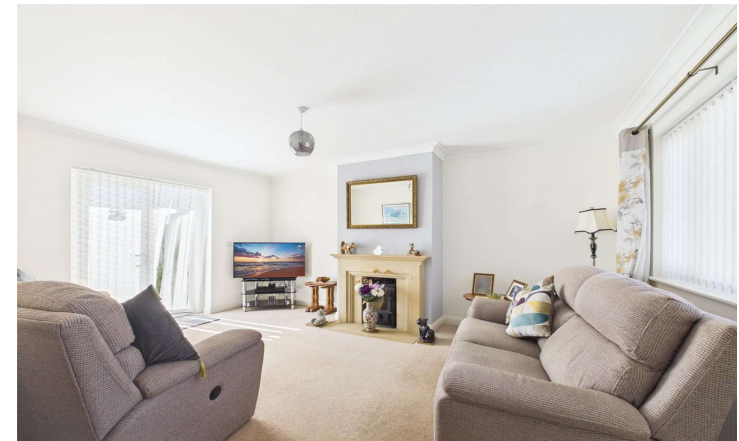
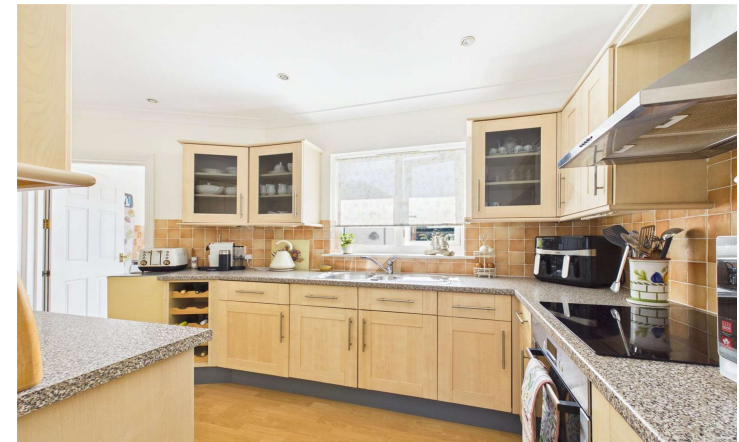


Bond
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Changing Lifestyles

46 Littlebridge Meadow
Bridgerule
Holsworthy
EX22 7DU

Asking Price: £330,000 Freehold



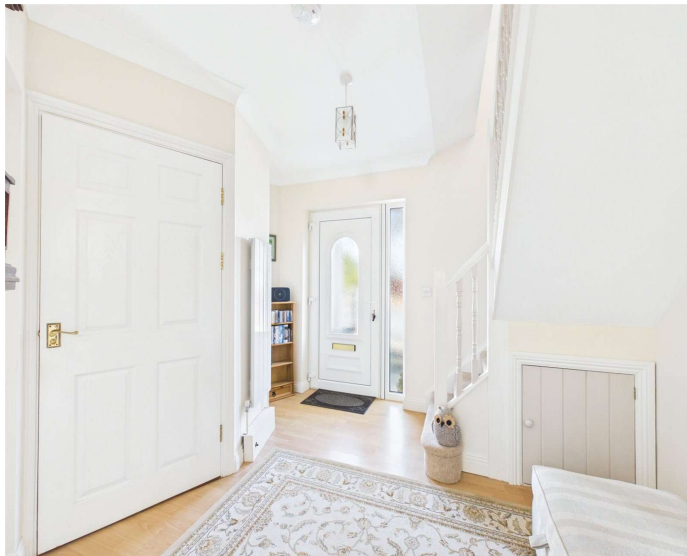
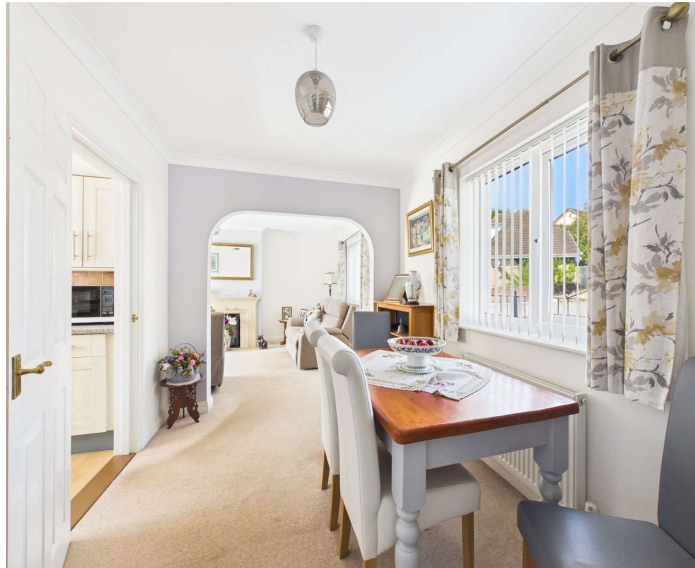
Changing Lifestyles

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46 Littlebridge Meadow, Bridgerule, Holsworthy, EX22 7DU



- Exceptionally well-presented modern detached home in a peaceful village setting
- Spacious and versatile accommodation ideal for modern family or multi-generational living
- Generous sitting room featuring a striking sandstone fireplace and multi-fuel burner
- Stylish contemporary kitchen with a range of Bosch appliances and separate utility room
- Generous ground floor double bedroom with en-suite shower room
- Master bedroom with custom-built wardrobes and en-suite shower room
- Further double bedroom and luxurious family bathroom with Jacuzzi bath
- Enclosed composite decked terrace providing an attractive private outdoor entertaining space
- Landscaped, low-maintenance gardens



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Overview

A beautifully presented modern detached home, ideally situated within a peaceful residential setting in this sought-after village, offering an appealing combination of contemporary living, versatile accommodation and the genuine convenience of village life, with a local shop and welcoming village pub close at hand.

Constructed to a high standard and thoughtfully designed for flexible modern living, this impressive detached property provides generous and well-proportioned accommodation arranged over two floors, complemented by a smart contemporary finish throughout. Whether suited to a family, those seeking adaptable accommodation for multi-generational living, or simply buyers looking for a comfortable modern home within a friendly village community, the property offers considerable versatility.

The welcoming entrance hall provides access to a cloakroom, formal dining room and particularly spacious sitting room. The sitting room forms an impressive focal point around a handsome sandstone fireplace housing a multi-fuel burner, creating a warm and inviting setting for relaxing. French doors flood the room with natural light and open directly onto the enclosed composite decked terrace, providing a seamless connection between the indoor and outdoor living spaces.

The kitchen is stylishly appointed and highly practical, fitted with a comprehensive range of Bosch appliances including an electric oven, induction hob, built-in dishwasher, fridge and freezer. A separate utility room, finished with matching cabinetry and incorporating a second sink, provides useful additional workspace and direct access to the outside.

A notable feature of the property is the excellent ground floor double bedroom, which benefits from its own en-suite shower room. This particularly versatile space could comfortably accommodate visiting family and friends, provide ideal accommodation for a dependent relative, or simply offer the convenience of single-level living as requirements change over time.

Upstairs, the principal bedroom enjoys the benefit of custom-built wardrobes, a modern en-suite shower room and partial views towards the surrounding countryside. A further generous double bedroom is complemented by a beautifully appointed family bathroom, complete with a Jacuzzi bath, providing a touch of luxury to everyday living.

Outside, the property enjoys an attractive enclosed setting designed with ease of maintenance in mind. The composite decked terrace provides a private and sheltered area for outdoor dining, entertaining or simply enjoying a morning coffee, while gravelled pathways extend around the property and provide convenient access.

The property is further complemented by uPVC double glazing and oil-fired central heating, ensuring a comfortable and practical home throughout the seasons. A single garage provides useful covered parking and houses the oil-fired boiler, while the driveway offers additional parking for two vehicles.

Perhaps one of the property's greatest attractions is its village setting. Rather than being isolated, the home offers the opportunity to enjoy the increasingly sought-after combination of peaceful residential living and a genuine village community. The presence of a local shop provides everyday convenience for those essentials, while the village

pub offers a welcoming place to meet friends, enjoy a drink locally. This blend of community, convenience and countryside makes the setting particularly appealing to those looking to embrace a more relaxed pace of life without compromising on modern comforts.

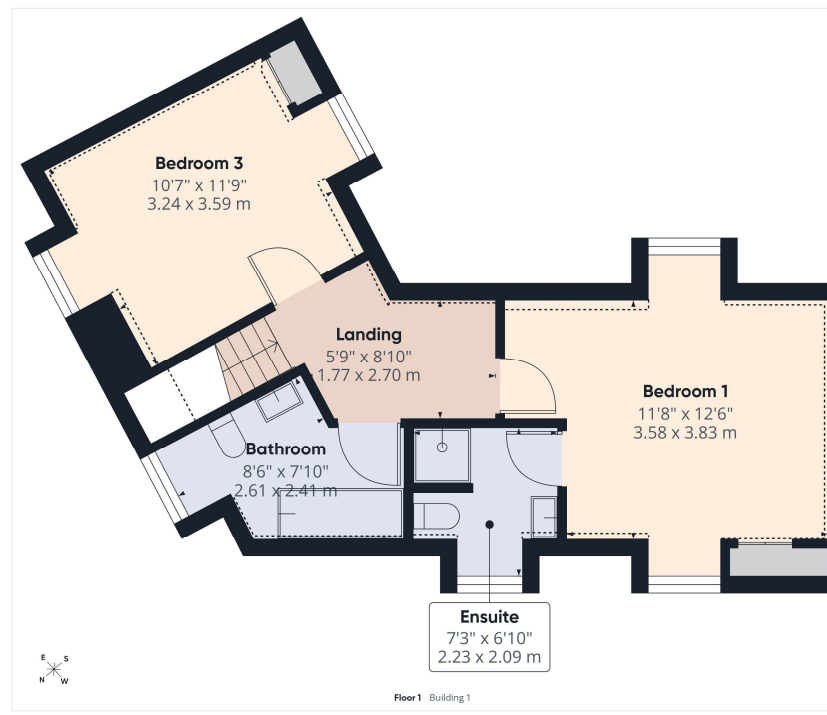
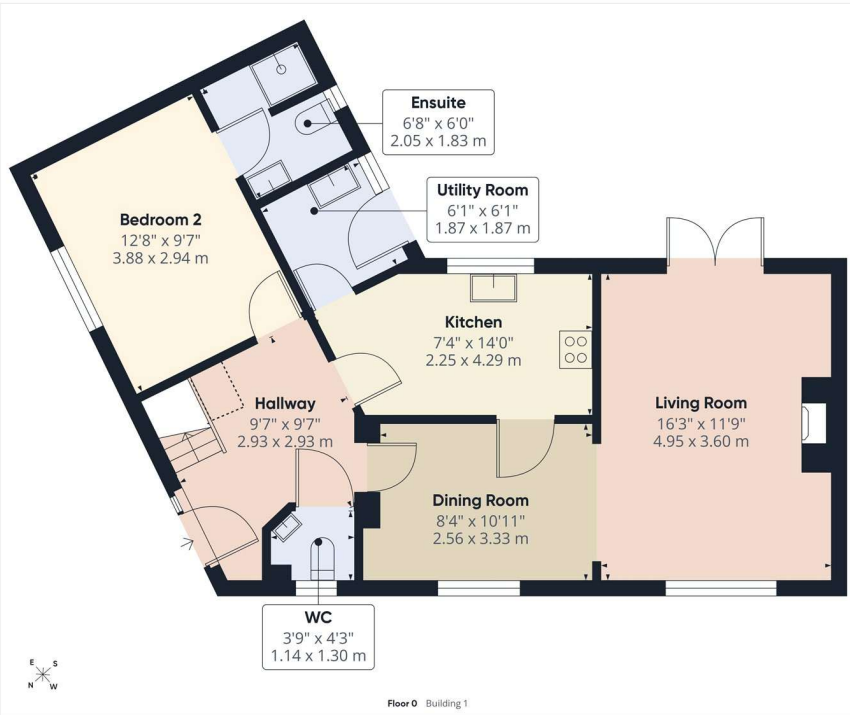
Location

The self-contained village of Bridgerule lies on the Devon/Cornwall border and supports a useful range of local village amenities including places of worship, primary school, village store, garage and popular local inn, etc. The popular coastal town of Bude is approx 6 miles and lies on the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. Bude town supports an extensive range of shopping, schooling and recreational facilities with its 18 hole Links golf course and fully equipped leisure centre whilst its three main bathing beaches provide a whole host of water sports and leisure activities together with many nearby breathtaking cliff top walks etc. The bustling market town of Holsworthy is approx 5 miles whilst the town of Launceston being Cornwall's ancient capital is approx 15 miles and provides a link to the A30 trunk road which connects in turn to Okehampton lying on the fringes of Dartmoor National Park and on to the cathedral city of Exeter with its Intercity railway network. Airport and motorway links etc.

Services - Mains electricity, water and drainage.

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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Directions

From Holsworthy or Bude proceed along the A3072 until reaching Red Post. Here turn towards Launceston and take the next left hand turning just prior to reaching Jewels Cross Garage. Proceed into the village and take the left hand turning into Littlebridge Meadow whereupon number 46 will be found on the right hand side.

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.

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