



Bond
Oxborough
Phillips

Changing Lifestyles

The Old School House
Bradworthy
Holsworthy
Devon
EX22 7RT

Asking Price: £325,000
Freehold



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01288 355 066
bude@bopproperty.com

The Old School House, Bradworthy, Holsworthy, Devon, EX22 7RT



- DETACHED FORMER SCHOOL HOUSE
- 3 BEDROOMS
- GOOD SIZE FAMILY ACCOMMODATION
- CONVENIENT POSITION
- PVCU DOUBLE GLAZED
- OIL FIRED CENTRAL HEATING
- OFF ROAD PARKING SPACE
- EASY TO MAINTAIN GARDENS



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An opportunity to acquire this substantial detached former school house, occupying a convenient position close to the heart of the popular and self-contained village of Bradworthy. The property offers well-proportioned accommodation arranged over two floors, combining generous room sizes with a practical layout well suited to family living.

The ground floor opens into an entrance hall with stairs rising to the first floor and access to a comfortable separate living room. A particular feature of the property is the impressive kitchen/dining room, extending to approximately 26'3" in length and providing an excellent space for both everyday living and entertaining. The kitchen area is fitted with a range of units and integrated appliances, while the adjoining dining area offers ample room for a substantial table and additional furniture. A useful utility room provides further practical space and houses the oil-fired boiler.

To the first floor are three bedrooms, including two particularly generous double rooms, together with a further bedroom and a well-appointed family bathroom fitted with a bath and shower over.

Outside, the property benefits from predominantly paved, low-maintenance courtyard areas enclosed by fencing, providing useful private outside space, together with off-road parking. Further benefits include PVCu double glazing and oil-fired central heating.

With its spacious accommodation, characterful origins and convenient village location, this is a versatile home that should appeal to a wide range of buyers seeking generous living space within easy reach of Bradworthy's range of local amenities.

Bradworthy is a popular and well-served village offering a comprehensive range of amenities including a village shop, post office, primary school, traditional public houses and places of worship. The village is well known for its strong sense of community and attractive rural surroundings.

The coastal town of Bude lies approximately 8 miles to the west, providing a wider range of shopping, schooling and leisure facilities, together with access to the stunning North Cornish coastline and renowned sandy surfing beaches. The market town of Holsworthy is also within easy reach, offering further everyday amenities.

Entrance Hall - 5'11" x 9'9" (1.8m x 2.97m)

Kitchen/Dining Room - 12'5" x 26'3" (3.78m x 8m)

Utility - 15'4" x 4'2" (4.67m x 1.27m)

Living Room - 12'4" x 12'4" (3.76m x 3.76m)

First Floor Landing

Bedroom 1 - 12'8" x 12'9" (3.86m x 3.89m)

Bedroom 2 - 12'9" x 11'8" (3.89m x 3.56m)

Bedroom 3 - 11'4" x 6'10" (3.45m x 2.08m)

Bathroom - 7'11" x 7'2" (2.41m x 2.18m)

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Outside - The property benefits from easy-to-maintain outside areas extending to the front and sides, predominantly laid to paving. The gardens are enclosed and offer a practical, low-maintenance space for outdoor seating and general use. The residence also benefits from and an allocated parking space.

Services - Mains water, electricity and drainage.

EPC - Rating E.

Council Tax - Band D.

Anti-Money Laundering - The property benefits from easy-to-maintain outside areas extending to the front and sides, predominantly laid to paving with a planted flower bed providing a touch of colour. The gardens are enclosed and offer a practical, low-maintenance space for outdoor seating and general use. There is also an oil storage tank, three external lights and an allocated parking space.



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If you are considering selling or letting your home, 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.

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 on the A3073 towards Stratton. Upon reaching the roundabout at Stratton, take the exit onto the A39 (Atlantic Highway) heading north towards Bideford. After approximately 2 miles, turn right onto the B3254 signposted Holsworthy and Bradworthy. Continue along this road for approximately 6–7 miles, following signs into Bradworthy village. Upon entering the village square, proceed through and take the turning onto Mill Road, after a short distance the property will be found on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		