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Changing Lifestyles

Brockwood
7 Berridon Country Park
Bradworthy
Holsworthy
Devon
EX22 7RY

Asking Price: £69,950 Freehold



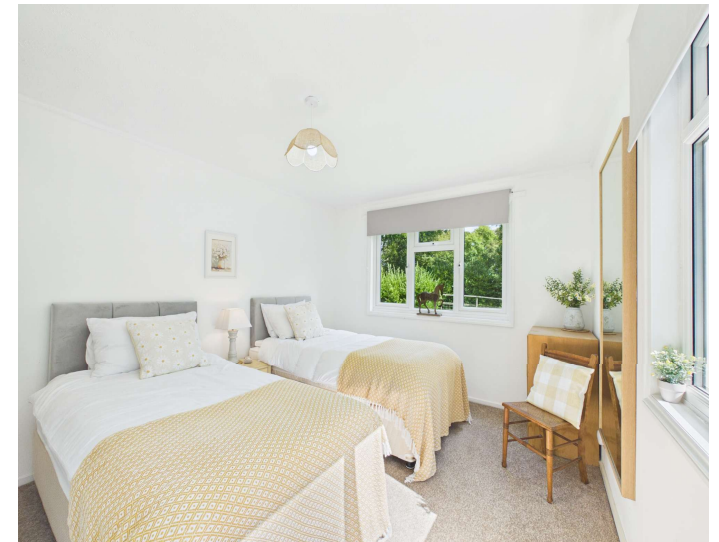
Changing Lifestyles

**01288 355 066
bude@bopproperty.com**

Brockwood, Bradworthy, Holsworthy, Devon, EX22 7RY



- IMMACULATELY PRESENTED HOLIDAY ACCOMODATION
- SCANDANAVIAN STYLE TIMBER LODGE
 - TWO DOUBLE BEDROOMS
 - OFF-ROAD PARKING
- ENCLOSED, WRAP AROUND GARDENS
- IDYLIC AND PICTURESQUE SITUATION
- SHORT DISTANCE TO POPULAR COASTAL RESORT BUDE
 - FREEHOLD – NO SITE FEES
 - AVAILABLE WITH NO ONWARD CHAIN



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Overview

Brockwood is a beautifully presented two-bedroom Scandinavian-style lodge, privately positioned within the idyllic and highly regarded Berridon Country Park. Surrounded by picturesque countryside and offering a wonderful sense of peace and seclusion, Brockwood presents an appealing opportunity for those seeking a countryside retreat.

The property has undergone an extensive programme of improvements and renovations, creating a comfortable and welcoming home-from-home that is ideally suited to those looking to escape the hustle and bustle of everyday life.

Upon entering, a particularly useful and generous lobby provides the perfect space for muddy boots, coats, outdoor equipment and all the essentials that come with enjoying the surrounding countryside. From here, the accommodation opens into a beautifully presented living room, where a feature wall with log effect fire and television creates a charming focal point. French doors open directly onto the rear garden, providing a wonderful connection between the inside and outside spaces. During the warmer months, the doors can be thrown open to enjoy the garden, whilst in the cooler seasons the fireplace creates a cosy and inviting setting.

The kitchen is equally well appointed, featuring a comprehensive range of matching wall-mounted and base units, together with freestanding appliances including a fridge/freezer and washing machine. Practical, well presented and easy to maintain, it provides everything required for relaxed self-catering stays.

The family bathroom has been thoughtfully arranged incorporating both a panel bath and a large walk-in shower. A pedestal wash hand basin and low-flush WC complete the room.

Completing the internal accommodation are two generous double bedrooms, both benefiting from built-in storage. Offering comfortable proportions and a peaceful environment, the bedrooms provide an ideal place to unwind after a day exploring the surrounding countryside and nearby North Devon and North Cornwall coastline.



Outside, Brockwood continues to impress. A particularly generous area of lawn extends around the front and towards the rear of the property, creating an attractive private garden enclosed by fencing. The space is ideally suited to families and four-legged guests alike, providing ample room for children and pets to enjoy the outdoors whilst mature hedgerows create a wonderful natural backdrop.

To the side of the lodge is a charming patio area, currently arranged with a dining table and BBQ, providing an ideal setting for al fresco meals, morning coffees or relaxing summer evenings. Imagine returning from a day exploring the coast, lighting the BBQ and enjoying a drink in the evening sunshine — precisely the kind of experience that makes a countryside holiday so appealing.

A dedicated off-road parking space is situated to the front of the property, adding further convenience for owners and guests.

Berridon Country Park itself provides additional attractions, including an enclosed dog exercise area and resident donkeys. The private outdoor space, and the surrounding countryside create an environment particularly well suited to those seeking a peaceful rural escape, whilst remaining within easy reach of the area's popular beaches, coastal walks and tourist attractions.

Brockwood offers a rare combination of tranquillity, character and ready-made holiday appeal. Whether enjoyed as a personal escape or utilised as a holiday retreat, the property provides an opportunity to acquire a beautifully presented lodge in an exceptionally peaceful setting.

To fully appreciate the privacy, picturesque surroundings and lifestyle on offer, an internal viewing of Brockwood is highly recommended.

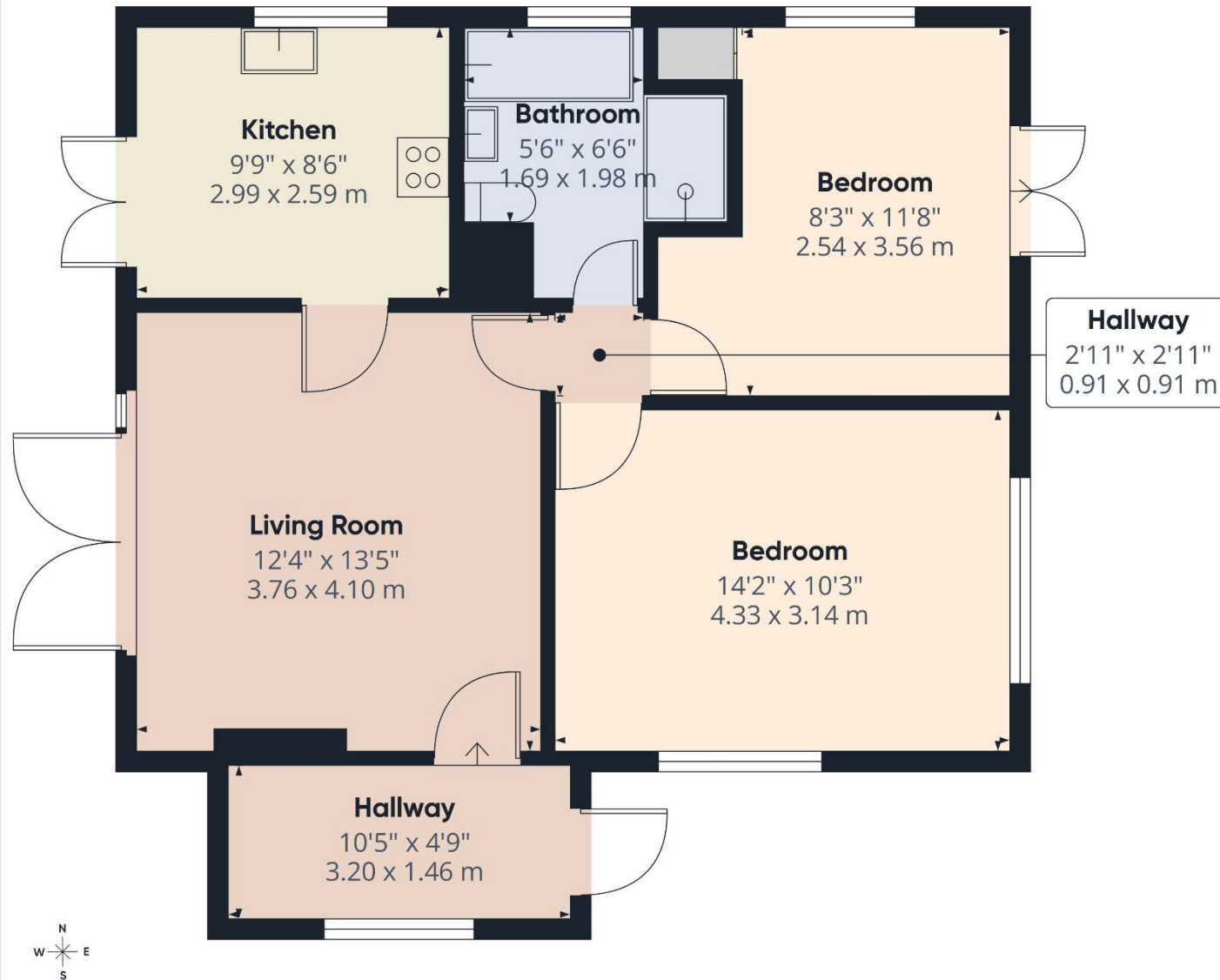
Agent Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out 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.

Services - Mains water and electricity. Shared private drainage.

EPC Rating – TBC.

Council Tax Band – TBC.

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Area Information

Situated a mile from the peaceful village of Bradworthy, the property enjoys an attractive position for those looking to explore the very best of the North Devon and North Cornwall coastline. The village has a shop, post office, popular pub and local garage, it is ideally placed for access to a wide variety of popular holiday destinations, making the surrounding area particularly appealing for those seeking a relaxing base from which to explore.

The renowned coastal resort of Bude is within easy reach, offering an excellent choice of sandy beaches, independent shops, cafés, restaurants and a wide range of outdoor activities. Bude is particularly well known for its surfing, with Summerleaze, Crooklets and Widemouth Bay all providing opportunities for surfing, swimming, watersports and family beach days. In 2026, all three beaches were awarded Blue Flag status, further highlighting the quality and appeal of the local coastline.

Closer to home, Tamar Lakes provide an alternative destination for outdoor enthusiasts, with activities including kayaking, canoeing, paddleboarding, sailing, windsurfing, rowing, fishing, walking and cycling. The lakes therefore offer an attractive option for visitors looking to enjoy the countryside and make the most of the area's outdoor pursuits.

Bradworthy is well placed for exploring both North Devon and North Cornwall by road, with the A39 providing convenient access towards Bude, Bideford and the wider coastal area. The A361 and A39 also provide links further into North Devon and Cornwall, making the village a practical base for visitors wishing to explore the wider South West. For those travelling by rail, the nearest mainline railway stations are Barnstaple and Okehampton, providing connections to Exeter and onward destinations.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the M & S Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square and take the left hand turn past Wickets Garage. Continue on this road for a short distance turning right signposted Berridon Hall. Proceed up the drive turning left at the fork. Continue through the park and follow signs to Number 7 and Brockwood will be found on your left 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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