Bond Oxborough Phillips

Changing Lifestyles

Laredo
Brandis Corner
Holsworthy
Devon
EX22 7YA

Asking Price: £700,000 Freehold







01409 254 238
holsworthy@boppproperty.com

Laredo, Brandis Corner, Holsworthy, Devon, EX22 7YA

- MODERN DETACHED BUNGALOW
- COMBINATION OF 6 BEDROOM ACCOMMODATION
- APPROXIMATELY 3.8 ACRES
- EQUESTRIAN FACILITIES
- OUTBUILDINGS
- RURAL LOCATION WITH STUNNING COUNTRYSIDE VIEWS
- OVER 2,400 SQUARED FEET INTERNAL ACCOMODATION
- EPC RATING 'D'
- NO ONWARD CHAIN







Occupying an enviable rural position within a generous plot extending to approximately 3.8 acres, Laredo is an impressive detached bungalow offering substantial and versatile accommodation, complemented by an excellent range of outbuildings, including a four-stable block, and extensive off-road parking. Surrounded by attractive countryside and enjoying a wonderful sense of privacy, this is an ideal opportunity for those seeking a spacious family home with the added benefit of land and equestrian facilities.

Upon entering Laredo, you are welcomed by a particularly spacious entrance porch, providing an ideal area for storing everyday countryside essentials, including coats, boots and outdoor equipment. This leads through to a generous living room, where a feature log burner set within an attractive stone surround creates a warm and inviting focal point.

The impressive kitchen/dining room forms the heart of the home, featuring a substantial central island, an excellent range of integrated appliances and plenty of preparation space for those who enjoy cooking and entertaining. Bi-fold doors open directly onto the gardens, providing a seamless connection between the indoor and outdoor living spaces whilst allowing an abundance of natural light to fill the room. A useful walk-in pantry provides excellent additional storage and could equally lend itself to use as a home office or study.

The accommodation continues with six bedrooms in total. Four generous double bedrooms provide comfortable sleeping accommodation, with the principal bedroom particularly well appointed, benefiting from a substantial built-in wardrobe and sizeable en-suite facilities. Two additional single bedrooms offer excellent flexibility and could readily accommodate use as hobby rooms, a nursery or additional home-working space, depending on individual requirements.

Externally, Laredo truly comes into its own. The grounds extend to approximately 3.8 acres, providing an attractive combination of established gardens, open grounds and paddock land, all enjoying a peaceful rural setting with an abundance of surrounding wildlife.

Immediately adjoining the property is a sizeable decking area, providing an excellent space for outdoor dining and entertaining whilst taking in the tranquil surroundings. Beyond this, an enclosed garden leads out towards the wider grounds, with a feature pond adding to the natural appeal of the setting.

Of particular interest to equestrian buyers is the substantial stable block, incorporating four loose boxes, with an enclosed paddock positioned immediately beyond. Adjoining the stables is an additional versatile space, currently utilised as a home gym, which could be adapted to suit a variety of requirements.

Further outbuildings include a detached structure currently used for tractor storage, offering potential for alternative uses, including garage accommodation, subject to any necessary planning permissions and consents.

Laredo presents a fantastic opportunity to acquire a substantial country residence in a particularly attractive rural setting. The combination of six-bedroom accommodation, approximately 3.8 acres of grounds, equestrian facilities and useful outbuildings creates a versatile home ideally suited to family living, those with equestrian interests or buyers simply looking to enjoy a more rural lifestyle.





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Situation

Laredo enjoys a particularly attractive rural position within the North Devon countryside, conveniently situated near the market town of Holsworthy and the popular coastal town of Bude. Holsworthy offers a good range of everyday amenities, including independent shops, supermarkets, public houses, cafés and schooling, whilst Bude provides a wider selection of leisure facilities, restaurants and beautiful sandy beaches along the North Cornwall coastline. The surrounding area is renowned for its picturesque countryside, attractive coastal scenery and excellent opportunities for walking, cycling and outdoor pursuits.

In regards to transport links, the property is well placed for access to the A3072, connecting Holsworthy with Bude and Okehampton, whilst the A39 provides access along the North Devon and Cornish coast. Okehampton provides the nearest mainline railway connection, with services towards Exeter and onward connections to the wider national rail network. Local bus services also operate between Holsworthy, Bude and Okehampton.

Services - Mains electric and water. Private drainage. Oil fired central heating.

EPC Rating - EPC rating D (65), with the potential to be C (77) . Valid until February 2033.

Council Tax Banding - TBC

Agents Note - 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.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road for approximately 5 miles, at Brandis Corner go past the Bickford Arms pub, and continue for approximately an additional mile where you will take the left hand turn. Immediately after, take the left hand turn and you will see 'Laredo' clearly sign posted.





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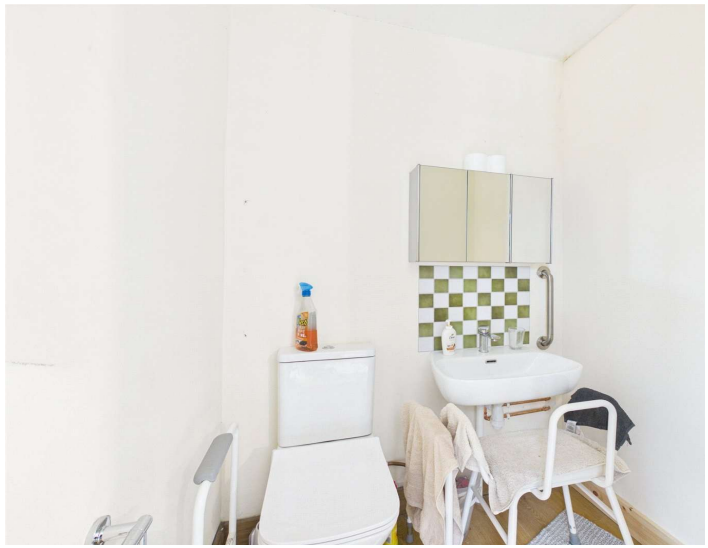








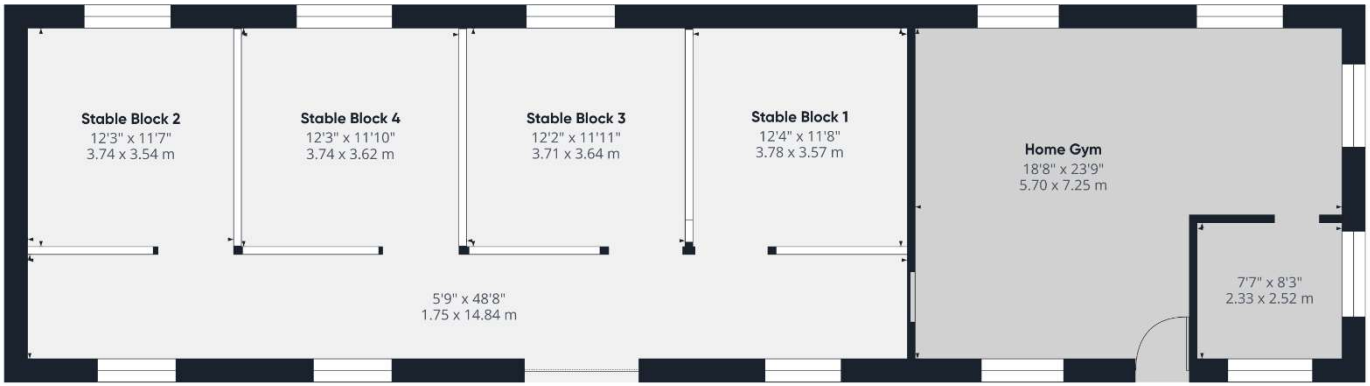




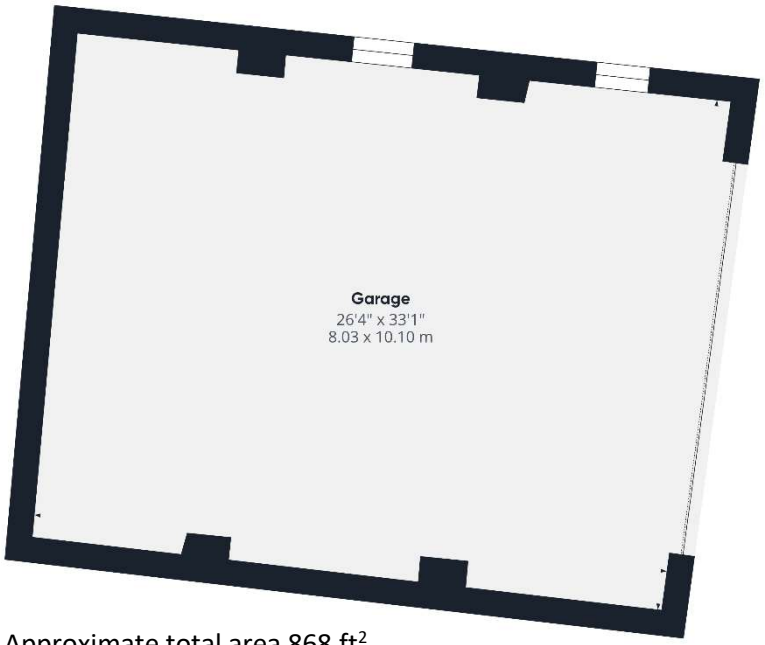
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Approximate total area 1306 ft^2



Approximate total area 868 ft^2

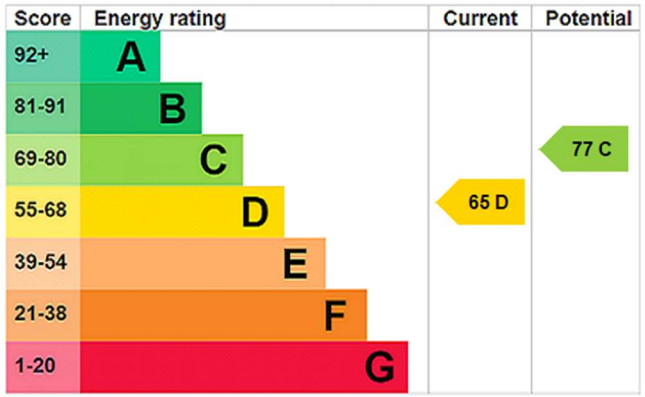
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We are here to help you find and buy your new home...

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

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