



Bond
Oxborough
Phillips

Changing Lifestyles

Fir Grove
Bradworthy
Holsworthy
Devon
EX22 7TN

Asking Price: £595,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Fir Grove, Bradworthy, Holsworthy, Devon, EX22 7TN

- DETACHED COUNTRY RESIDENCE
- 3 / 4 BEDROOMS
- 2 SHOWER ROOMS
- 2/3 RECEPTION ROOMS
- GATED OFF ROAD PARKING AREA
- RANGE OF OUTBUILDINGS
- 1.88 ACRES OF LANDSCAPED GARDEN AND WOODLAND
- RIVER FRONTAGE
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC: D
- Council Tax Band:



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Location

The property is located within walking distance of the popular village of Bradworthy which caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles. The nearby Upper/Lower Tamar Lakes also offer excellent watersports facilities or just a great place for a walk.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road until reaching the village of Bradworthy, and at the 4 crossway in Bradworthy Square turn left signed Bude. Proceed out of the village, and after about 1/3rd of a mile turn left towards Kilkhampton, whereupon the entrance will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Overview :

Occupying a quiet and picturesque position with very few nearby neighbours, on the edge of the highly sought after self contained Village of Bradworthy which supports a comprehensive range of local amenities, including a highly desirable Primary School and popular Village Pub. This stunning 3 /4 bedroom, 2 reception room detached country residence nestles in stunning grounds of approximately 1.88 acres, comprising formal landscaped gardens, ponds and mature woodland with beautiful river frontage. The property is superbly presented throughout, offering spacious and versatile accommodation with ample off road parking and a range of outbuildings including a garage. An internal viewing is recommended to fully appreciate the standard of accommodation and gardens that the property has to offer. EPC D



Entrance Porch

Kitchen - 13'4" x 11'6" (4.06m x 3.5m)

A well presented fitted kitchen comprises a range of base and wall mounted units with granite work surfaces over incorporating an inset double 'Belfast' style sink with mixer taps over. Built in double oven with countertop 4 ring ceramic hob with extractor system over. Space for American style fridge/ freezer. Window to front elevation.

Breakfast Room - 13'5" x 13'1" (4.1m x 4m)

A comfortable and spacious room suiting a variety of uses as desired. Stairs to first floor.

Dining Room - 13'3" x 10'10" (4.04m x 3.3m)

A pleasant triple aspect room enjoying views over the gardens. Ample space for a dining room table and chairs.

Living Room - 26'11" x 15' (8.2m x 4.57m)

A most impressive light and airy living space with windows to rear and side elevations. A slate feature fireplace with a timber mantle piece housing a wood burning stove.

Utility Room - 10' x 8'11" (3.05m x 2.72m)

A spacious utility room with fitted base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Plumbing and recess for washing machine. Space for tumble dryer and additional freezer. Door to rear elevation.

Shower Room - 5'1" x 4'5" (1.55m x 1.35m)

A ground floor shower room with an enclosed shower cubicle and fitted power shower, close coupled WC and wash hand basin. Window to side elevation.

Inner Hallway - 9'2" x 5' (2.8m x 1.52m)

Study/ Bedroom 4 - 7'3" x 7'3" (2.2m x 2.2m)

Suitable as a study or a ground floor bedroom. Window to front elevation.

Bedroom 1 - 13'10" x 12'8" (4.22m x 3.86m)

A generous size master bedroom with windows to front and side elevation, both enjoying lovely countryside views.

Bedroom 2 - 10'8" x 9'7" (3.25m x 2.92m)

A spacious double bedroom, currently used as a twin room with window to front elevation. Built in wardrobe cupboard over the stairs.

Bedroom 3 - 10'5" x 10'3" (3.18m x 3.12m)

A double bedroom with window to side elevation affording a lovely view over the gardens.

Bathroom - 8'9" x 4'8" (2.67m x 1.42m)

A superbly presented fitted suite comprises a built in walk in double shower, close coupled WC and pedestal wash hand basin. Window to side elevation.

Outside - The property is approached via twin 5 bar wooden gates leading to a brick paved entrance driveway providing ample off-road parking and access to the garage and car port, which has great potential to be developed into a three car garage/ workshop subject to gaining the necessary planning consents. Attractive frontage with curved stone wall and a level lawn area, with a traditional Devon Bank providing privacy from the Road. The gardens total approximately 1.88 acres comprising fantastic landscaped gardens with beautiful mature

planting and gently sloping lawns. At the bottom are two stream fed wildlife ponds and a picturesque woodland area with meandering pathways enjoying River Frontage onto a tributary of the River Waldon. Adjoining the rear of the home is a raised terrace providing the perfect spot for alfresco dining whilst enjoying a stunning vista over the gardens and surrounding countryside. The outside of the property is thought to appeal to keen gardeners and those who enjoy wildlife.

Services - Mains water and electricity. Private drainage and oil-fired central heating.





Fir Grove, Bradworthy, Holsworthy, Devon, EX22 7TN



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Floorplan



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.

