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Changing Lifestyles

Higher Forda Barn
Bradworthy
Holsworthy
Devon
EX22 7QY

Asking Price: £450,000 Freehold



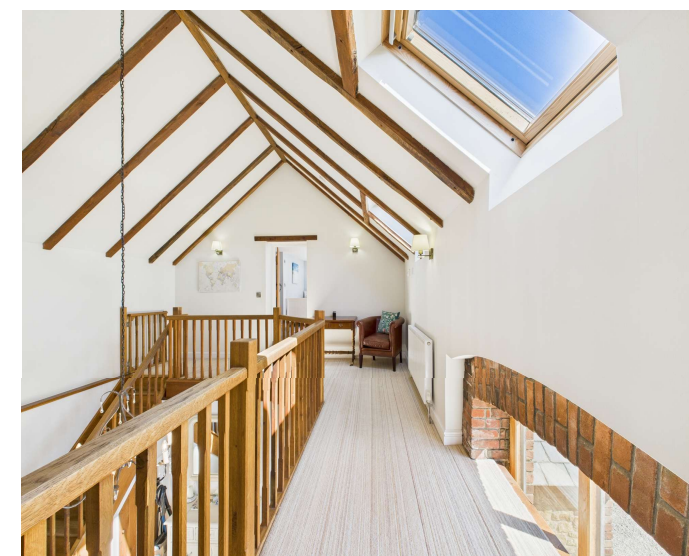
Changing Lifestyles

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Higher Forda Barn, Bradworthy, Holsworthy, Devon, EX22 7QY



- 4 BEDROOMS
- 4 ENSUITE
- DETACHED BARN CONVERSION
- HOLIDAY RESTRICTED
- LARGE GARDENS OF APPROXIMATELY 0.34 ACRE
- STUNNING VIEWS
- LOCATED NEAR A HIGHLY SOUGHT AFTER VILLAGE
- SUPERBLY PRESENTED THROUGHOUT
- SOLAR PV PANELS
- EXTENSIVE OFF ROAD PARKING
- EPC: TBC
- Council Tax Band: TBC



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Overview

Located a short distance from the popular Village of Bradworthy which supports a comprehensive range of local amenities, and a short drive from the picturesque North Cornish Coastline and the highly desirable coastal resort of Bude. This 4 bedroom (4 ensuite) detached barn conversion offers superbly presented, spacious and versatile accommodation throughout, and must be viewed to be fully appreciated. The residence is subject to a holiday restriction and as such would suit those looking for a second home/ bolt hole or those looking to run a potentially lucrative business. Generous sized gardens of approximately 0.34 acre include a extensive off road parking area, play park and a wood burning hot tub, all enjoying breathtaking countryside views.

Directions

The nearby village of Bradworthy is the main centre for the locality with its 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 13 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket approximately 7 miles distant. The regional and North Devon centre of Barnstaple is around 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.

Entrance Hall - 6'11" x 12'10" (2.1m x 3.9m)

Open plan Kitchen / Diner and Living Area - 31'8" x 15'1" (9.65m x 4.6m)

A most impressive light and airy room with vaulted ceiling over the living space exposing the galleried landing. Floor to ceiling glazed windows to rear elevation enjoy a lovely view over the gardens and surrounding countryside. A well presented fitted kitchen comprises a range of base and wall mounted unit with granite work surfaces over, incorporating a composite sink drainer unit with mixer taps. Space for range style cooker with extractor system over, plumbing and recess for dishwasher. Recess for tall fridge/ freezer and a dining room table and chairs. French glazed doors to rear elevation.

Living Room - 10'3" x 15' (3.12m x 4.57m)

A comfortable dual aspect room with windows to front and rear elevations.

Bedroom 1 - 13'11" x 8'9" (4.24m x 2.67m)

A spacious ground floor bedroom with window to front elevation. Door to-

Ensuite Bathroom - 6'5" x 6' (1.96m x 1.83m)

A well presented fitted suite comprises an enclosed panelled bath with central taps, close coupled WC and a vanity unit with an inset wash hand basin.

Wet Room - 4'6" x 7' (1.37m x 2.13m)

A well presented wet room has a mains fed shower unit with a rain water head, close coupled WC and wash hand basin.

Upstairs Landing - 33'5" x 15'7" (10.19m x 4.75m)

Bedroom 2 - 14'2" x 10'6" (4.32m x 3.2m)

A double bedroom currently used as a twin room with skylight windows to rear. Door to-

Bedroom 2 Ensuite Shower Room - 7'3" x 4'7" (2.2m x 1.4m)

A fitted ensuite with a shower cubicle housing a mains fed shower, close coupled WC and vanity unit with inset wash hand basin.

Bedroom 3 - 11'3" x 11'10" (3.43m x 3.6m)

A double bedroom with window to front elevation.

Bedroom 3 Ensuite Shower Room - 3'11" x 6'7" (1.2m x 2m)

A fitted ensuite with a shower cubicle housing a mains fed shower, close coupled WC and vanity unit with inset wash hand basin.

Bedroom 4 - 6'9" x 15'9" (2.06m x 4.8m)

A double bedroom with window to front elevation. Door to-

Bedroom 4 Ensuite Shower Room - 4' x 6'7" (1.22m x 2m)

A fitted ensuite with a shower cubicle housing a mains fed shower, close coupled WC and vanity unit with inset wash hand basin.

Laundry Room - 9'6" x 6'1" (2.9m x 1.85m)

An outside utility area with base mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Plumbing and recess for washing machine and tumble dryer.

Outside - The property is approached via a gravel laid driveway providing extensive off road parking. The gardens total approximately 0.34 acres and are principally laid to lawn and bordered by stock proof fencing taking fully advantage of the fantastic views over the surrounding countryside. A bark chippings play park and a timber summer house are located at the top of the garden and a wood burning hot tub sits on a gravel area.

Services - Mains electricity and water. Solar pv panels. Private drainage.

EPC Rating - The EPC rating for this property is TBC.

Agent Notes - The property has a 12 month holiday restriction and can not be used as a main residence.



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.



Directions

From the centre of Holsworthy proceed in the Bude direction and on the edge of Holsworthy turn right, opposite Bude Road Garage, signposted Bradworthy. After approximately 7 miles upon reaching the village square continue straight on towards Hartland, and after 0.5 of a mile, upon reaching Cross Park Cross, turn left and follow this road for 1 mile, turning left signposted Kilkhampston, follow the road for approximately 1/2 miles whereupon the property will be found on the left as you go down the hill.