



Bond
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Changing Lifestyles

Bracken
Woolley
Bude
Cornwall
EX23 9PW

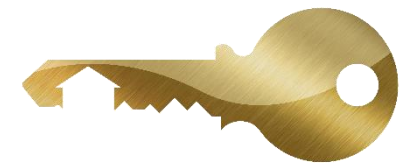
Asking Price: £475,000
Freehold



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- DETACHED BUNGALOW
- 3 BEDROOMS
- WELL PRESENTED THROUGHOUT
- RURAL HAMLET LOCATION
- DETACHED GARAGE
- GENEROUS PLOT
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- EPC RATING – C
- COUNCIL TAX BAND –D



An exciting opportunity to acquire this well-presented 3 bedroom detached bungalow, occupying a generous plot within a peaceful rural hamlet. The property offers spacious and versatile accommodation throughout, complemented by attractive front and rear gardens, a detached garage, and ample off-road parking. Benefiting from owned solar panels, new double glazing and doors throughout and enjoys a tranquil countryside setting while remaining within easy reach of local amenities. Viewings highly recommend. EPC Rating C. Council Tax Band D.



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Bracken enjoys a most pleasant location within this tranquil rural hamlet nestled amidst open rural farmland and lying within the parish of Morwenstow which adjoins the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude is some 10 miles and supports a comprehensive range of shopping, schooling and recreational facilities with its 3 sandy bathing and surfing beaches lying close at hand providing a whole host of water sports and leisure facilities as well as many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 14 miles inland whilst the port and market town of Bideford is some 18 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple Tiverton and the M5 motorway.



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Entrance Hall - Doors to lounge, kitchen, bedrooms, shower room and WC. Airing cupboard. Loft hatch.

Lounge - 18'9" x 13'10" (5.72m x 4.22m)

This bright and spacious room enjoys natural light from a large window to the front elevation. Taking centre stage is a wood burning stove with stone surround and wooden mantel. Door to dining room/snug.

Dining Room/Snug - 10'4" x 12'4" (3.15m x 3.76m)

Enjoys views across the garden and distant countryside through large french doors to the rear elevation. Ample space for a family dining table and chairs. Opening onto;

Kitchen - 15'6" x 8'9" (4.72m x 2.67m)

This modern kitchen was refurbished in 2024 and is fitted with an extensive range of navy shaker-style units complemented by granite worktops and patterned tiled splashbacks. A Belfast sink sits beneath a large window to the rear elevation overlooking the garden and distant countryside. Integrated appliances include a double oven and induction hob with extractor hood over. Space for fridge/freezer. Patio doors to the conservatory.

Conservatory - 6'11" x 10'6" (2.1m x 3.2m)

This light-filled UPVC conservatory offers a flexible space, currently utilised as a utility area with plumbing for washing machine and tumble dryer. Surrounded by garden views, it provides an ideal setting for practical use or quiet relaxation.

Bedroom 1 - 13'7" x 11'8" (4.14m x 3.56m)

This bright and generously sized double bedroom benefits from a large window to the front elevation enjoying views over the garden. Ample space for freestanding furniture.

Bedroom 2 - 10'7" x 12'5" (3.23m x 3.78m)

This bright and spacious bedroom features a large window to the rear elevation, offering pleasant views over the mature garden.

Bedroom 3 - 8'7" x 11'7" (2.62m x 3.53m)

This bright and well-proportioned double bedroom features a window to the front elevation. Ample space for freestanding furniture.

Shower Room - 5'6" x 8'9" (1.68m x 2.67m)

This modern bathroom was refurbished in 2024 and benefits from a low level WC, wash hand basin set in a contemporary vanity unit, bidet, and a large walk-in shower cubicle with electric shower over. Frosted window to the rear elevation. Heated towel rail.

Cloakroom - 3'7" x 5'3" (1.1m x 1.6m)

Refurbished in 2024 the cloakroom comprises of a low-level WC and wash hand basin set in a contemporary vanity unit. Frosted window to the rear elevation.

Garage - 13'6" x 25'5" (4.11m x 7.75m)

This spacious garage offers excellent storage potential, featuring a roller electric door to the front elevation, two windows to the rear elevation and a pedestrian door to the side elevation. Light and power connected.

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Outside - To the front of the property is a spacious driveway providing ample off-road parking and access to a detached garage. The front garden is mainly laid to lawn, complemented by mature trees, flowering shrubs, and well-established borders that enhance kerb appeal.

The rear of the property opens out into a generous, private green space, thoughtfully landscaped to provide both relaxation and practicality. Mature trees, established hedging, and ornamental planting create a serene and secluded environment—ideal for alfresco dining, entertaining guests, or simply enjoying the tranquillity of the surroundings. A charming summer house is nestled within the garden, offering a peaceful retreat.

This beautifully maintained outdoor area combines usable space with natural beauty, making it a standout feature of the home.

Services - Connected to mains electricity, water, and drainage. Equipped with solar panels and an air source heat pump.

EPC Rating - C

Council Tax Band - D

Mobile Coverage		Broadband	
EE	●	Basic	5 Mbps
Vodafone	●	Ultrafast	1800 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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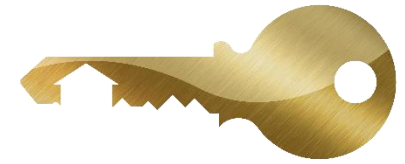
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 8 miles passing through the village of Kilkhampton and after passing Crimp take the second left hand turning signposted Woolley. Continue into the hamlet of Woolley, whereupon Bracken will be found on your right hand side.

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

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