



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Forge View  
The Square  
Bradworthy  
Holsworthy  
Devon  
EX22 7SZ

**Asking Price: £169,500 Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



Forge View, The Square, Bradworthy, Holsworthy, Devon, EX22 7SZ

## AN END-OF-TERRACE COTTAGE

- 2 Bedrooms

- Peacefully tucked away just off the village square
- Spacious Sitting & Dining Rooms with fireplaces
  - Galley Kitchen
  - Large upstairs Bathroom
- Oil fired radiator central heating & double glazing
- Good size lawned rear garden with greenhouse
  - Enclosed courtyard style front garden
- Scope to modernise and add value throughout
  - No onward chain



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**Set just a few steps from the thriving heart of Bradworthy village, Forge View is a deceptively spacious end-of-terrace cottage with charming period features, a generous garden and a wealth of untapped potential.**

**Positioned at the end of a quiet walkway shared with only three neighbouring homes, this characterful cottage is a rare find – offering privacy, scope for improvement and a fantastic garden, all within a few moments' walk of local amenities.**

**The accommodation includes a Front Porch opening to a welcoming Dining Room with a fireplace, a galley-style Kitchen and a lovely, dual-aspect Sitting Room with another feature fireplace and views over the garden. From the front lobby, a door opens into a small enclosed courtyard garden and stairs rise to the first floor.**

**Upstairs, there are 2 well-proportioned double Bedrooms and a spacious Bathroom, all of which would benefit from cosmetic improvement but are well-sized and full of light.**

**To the side, the property enjoys a large private garden with mature shrubs, trees and a greenhouse - an ideal spot for keen gardeners or those seeking a tranquil outdoor space.**

**The property also benefits from oil fired radiator central heating, double glazing and a wonderful sense of privacy thanks to its tucked away setting.**

**Forge View is ideal for buyers looking to create their own rural retreat, downsize into the village, or even as a holiday let or second home. Parking is available in the village square on a first-come, first-served basis.**

**Council Tax Band**

**B - Torridge District Council**

**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.**



# Forge View, The Square, Bradworthy, Holsworthy, Devon, EX22 7SZ



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



EPC TO FOLLOW

## Directions

Directions to this property can be easily found by using What3words:  
<https://w3w.co/swoop.shall.dozen>

From Holsworthy Square head northwest on the A388 (Fore Street) out of the square. At the mini roundabout, take the second exit to stay on the A388 (Bideford/Holsworthy Beacon). Continue for approximately 3 miles. Turn left at Soldon Cross onto the B3254 signposted Bradworthy. Follow the B3254 for about 4 miles, passing through Chilsworthy. On entering Bradworthy, continue straight along North Road, which becomes The Square. Forge View is just off The Square, accessed via a small walkway to the left of Central Garage (HJWickett & Co) – parking is available in the square on a first-come, first-served basis.

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.

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