

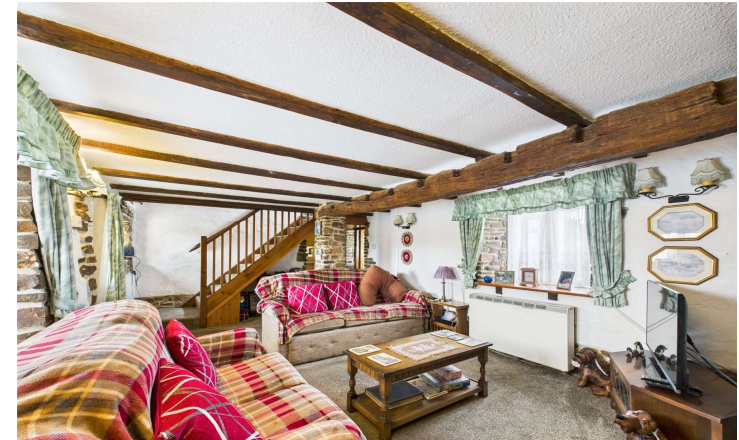


Bond
Oxborough
Phillips

Changing Lifestyles

Heath Cottage
Bradworthy
Holsworthy
Devon
EX22 7RF

Asking Price: £435,000 Freehold



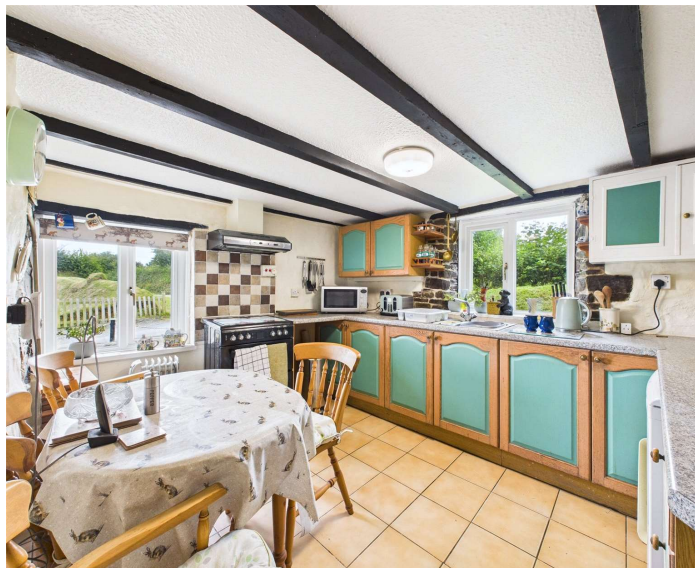
Changing Lifestyles

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holsworthy@bopproperty.com

Heath Cottage, Quoit Gate, Bradworthy, Holsworthy, Devon, EX22 7RF



- 3 BEDROOMS
- 2 RECEPTION ROOMS
- CHARACTER COTTAGE
- NO IMMEDIATE NEIGHBOURS
- SUPERB VIEWS OVER SURROUNDING COUNTRYSIDE
- FANTASTIC LARGE GARDENS OF APPROXIMATELY 0.3 ACRES
- OFF ROAD PARKING
- WOOD BURNING STOVE
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: D



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Overview

Enjoying a superb rural position with no immediate neighbours and breathtaking panoramic views, this charming character cottage offers a peaceful lifestyle, just a short drive from the highly sought-after village of Bradworthy. The village itself provides an excellent range of local amenities, including a well-regarded primary school and a popular village pub.

The property is brimming with character throughout, with the living room showcasing exposed ceiling beams, deep-set windows with exposed stonework, and a striking inglenook fireplace housing a wood-burning stove, complete with original clome oven and timber mantle. A welcoming dining room enjoys views over the gardens and offers ample space for family dining.

The kitchen exudes traditional cottage charm, fitted with a range of base and wall units, with space for a cooker, fridge, and breakfast table. A useful utility room provides additional storage and appliance space, with plumbing for a washing machine, and leads to a ground floor shower room comprising a mains-fed enclosed shower, vanity unit with inset basin, and a close-coupled WC.

Upstairs, the first floor offers two comfortable double bedrooms and a third single bedroom, currently used as a dressing room.

Outside, the property boasts a generous garden extending to approximately 0.3 acres, mainly laid to lawn and beautifully planted with mature shrubs, trees, and raised beds. There are several practical garden sheds and a low-maintenance front garden. Opposite the property, across a

quiet parish lane, is a dedicated parking area providing space for two vehicles.

Offered to the market with no onward chain, this delightful rural retreat combines charm, character, and a highly desirable location.

Location

Heath Cottage occupies an enviable south-facing setting, with unspoilt rural views, 2.5 miles from the village of Bradworthy where there is a Doctor's Surgery/Dispensary, Veterinary Practice, Post Office/Stores, Butcher, Grocery Store, Primary Academy, Public House and two MOT Garages – one with petrol sales. Holsworthy, with a Waitrose store, is some 10 miles distant, Bude with its sandy beaches is also 10 miles, Bideford is 14 miles and Barnstaple 22 miles. Some of North Devon and North Cornwall's most outstanding countryside and coastline is within easy reach, including Clovelly, Bucks Mills, Welcombe Mouth, Duckpool and Sandymouth. Okehampton with its Railway Station, together with Dartmoor and the A30 Dual Carriageway, is 25 miles.

Services - Mains electricity and water. Private drainage. Electric heating.

Agents 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.



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Floorplan



Directions

From Holsworthy proceed on the A3072 towards Bude and on the edge of town, opposite the BP Garage, turn right Bradworthy/Chilsworthy. Follow this road for about 7 miles where you will reach Bradworthy's village square. Proceed straight through, signed Hartland, and continue for approximately 2 miles where the property will be found on right hand side.

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.