

Granette
North Road
Bradworthy
Holsworthy
Devon
EX22 7TJ

Asking Price: £460,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Granette, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ



- 4 BEDROOMS
- 1 ENSUITE
- DETACHED FAMILY HOME
- GENEROUS SIZE PLOT OF APPROXIMATELY 0.2 ACRES
- DETACHED DOUBLE GARAGE
- SOLAR PANELS
- EXTENSIVE OFF ROAD PARKING WITH 2 DRIVEWAYS
- SOUGHT AFTER VILLAGE LOCATION
- DEVELOPMENT POTENTIAL CONSIDERED (SSTP)
- EPC: TBC
- Council Tax Band: C



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Granette, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ

Overview

Situated in the heart of the highly sought-after North Devon village of Bradworthy, this substantial detached four-bedroom family home occupies an impressive plot of approximately 0.2 acres, featuring beautifully landscaped gardens and a generous driveway providing extensive off-road parking, leading to a detached double garage with solar panels.

Extended and improved by the current owners, the property now offers spacious, well-presented, and versatile accommodation throughout. Upon entering, you are welcomed by an entrance porch with a cloakroom/WC, opening into a large, triple-aspect 'L'-shaped living area — a bright and inviting space with a feature fireplace housing a wood-burning stove, and ample room for both living and dining furniture.

The kitchen is the true centrepiece of the home, superbly designed and fitted with an extensive range of wall and base units complemented by granite work surfaces, a central island with breakfast bar, and quality appliances. A practical utility room completes the ground floor.

Upstairs, there are three well-proportioned double bedrooms, and a single bedroom including a principal bedroom with a stylish ensuite.

Set within mature gardens, the property also offers potential for further development, having previously benefitted from planning permission for an additional dwelling (now lapsed).

Granette represents a wonderful opportunity to enjoy village life in one of Devon's most desirable rural

communities — just a short, level walk from Bradworthy's excellent local amenities, including shops, a pub, and a highly regarded primary school.

Location

The self-contained village of Bradworthy 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.

Services - Mains electricity, water and drainage. Oil fired central 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.

Changing Lifestyles

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite Bude Road Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square and continue straight on signed Hartland. Continue on this road for a short distance whereupon the property will be found on the right hand side.



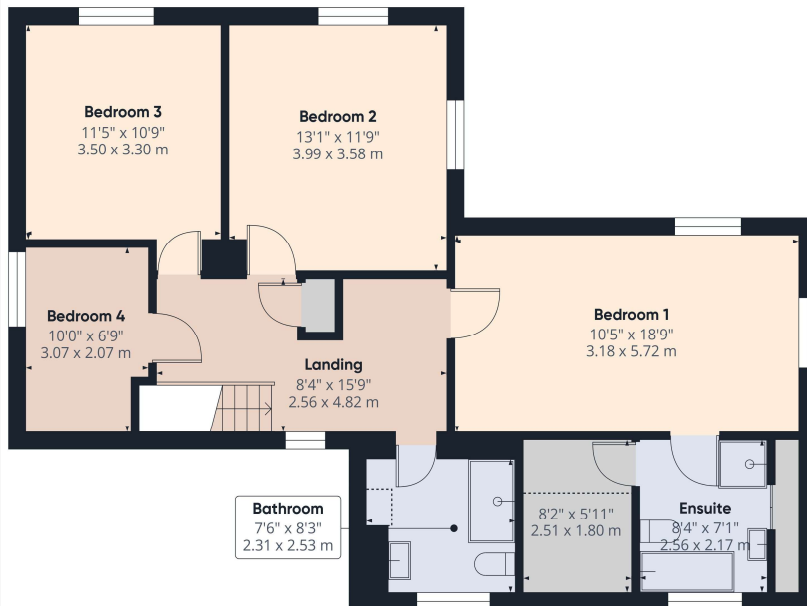
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Granette, North Road, Bradworthy, Holsworthy, Devon, EX22 7TJ



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com