



Bond
Oxborough
Phillips

Changing Lifestyles

2 Silworthy Cottages
Bradworthy
Holsworthy
Devon
EX22 7UB

Asking Price: £480,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

2 Silworthy Cottages, Bradworthy, Holsworthy, Devon, EX22 7UB



- SEMI DETACHED COTTAGE
- 3 RECEPTION ROOMS
- 4 BEDROOMS (1 ENSUITE)
- NICELY PRESENTED THROUGHOUT
- OFF ROAD PARKING AREA AND GARAGE
- APPROX. 2.5 ACRE PADDOCK
- LARGE AGRICULTURAL BARN SUITABLE FOR A VARIETY OF USES
- QUIET AND RURAL LOCATION
- PRIVATELY OWNED WIND TURBINE



Situated on the edge of the popular, self-contained village of Bradworthy, 2 Silworthy Cottages is set within approximately 2.5 acres of level grounds. This well-presented semi-detached cottage offers a rare opportunity to enjoy rural living with modern comforts. The residence boasting four bedrooms and three reception rooms, the property provides spacious and flexible accommodation ideal for family life or entertaining. Outside, the home benefits from ample off-road parking, a garage, and a substantial agricultural building, making it perfectly suited for those looking to establish a smallholding or equestrian set-up. An internal viewing is highly recommended.



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Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles and upon reaching the crossroads in the centre of the village, turn right signed Bideford. Follow this road for approximately 1.4 miles whereupon the property will be found on the left hand side, with a Bond Oxborough Phillips for sale board clearly displayed.

Situation

Situated on the edge of the self-contained village of Bradworthy, which offers 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 which is some 12 miles, and the port and market town of Bideford is also some 12 miles distant and both towns offer a wide range of facilities. The regional and North Devon centre of Barnstaple is some 21 miles and offers a wider range of national stores, and the North Devon link road continues to Tiverton where the M5 and the National Network can be accessed. Particular places of interest include outstanding National Trust coastline at Sandymouth, Clovelly, and Hartland, RHS Rosemoor, Dartington Crystal, Upper & Lower Tamar Lakes, The Plough Arts Centre, and numerous garden centres, pubs, and restaurants.



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Entrance Hall - 12'2" x 3'7" (3.7m x 1.1m)

Kitchen - 16'11" x 0'10" (5.16m x 0.25m)

Dining Room - 11'9" x 13'2" (3.58m x 4.01m)

Living Room - 16'9" x 11'8" (5.1m x 3.56m)

Conservatory - 9'4" x 8' (2.84m x 2.44m)

Utility Room - 6'11" x 5'10" (2.1m x 1.78m)

Boot Room - 6' x 5'9" (1.83m x 1.75m)

First Floor Landing - 9'10" x 6' (3m x 1.83m)

Bedroom 1 - 10'3" x 9'8" (3.12m x 2.95m)

Ensuite - 8'11" x 2'7" (2.72m x 0.79m)

Bedroom 2 - 11'11" x 10'9" (3.63m x 3.28m)

Bedroom 3 - 10'8" x 8'3" (3.25m x 2.51m)

Bedroom 4 - 8'3" x 5'10" (2.51m x 1.78m)

Bathroom - 8'7" x 4'2" (2.62m x 1.27m)

Services - Mains water and electric. Shared private drainage. Solid fuel central heating via Rayburn and multi-fuel burner.

EPC Rating - EPC rating TBC.

Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

Agents Note - 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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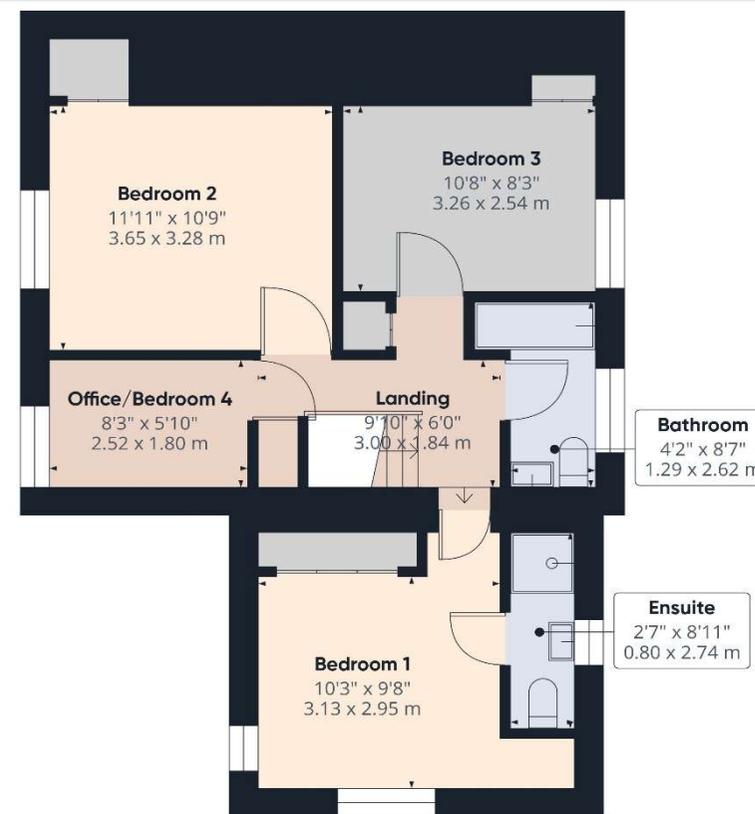
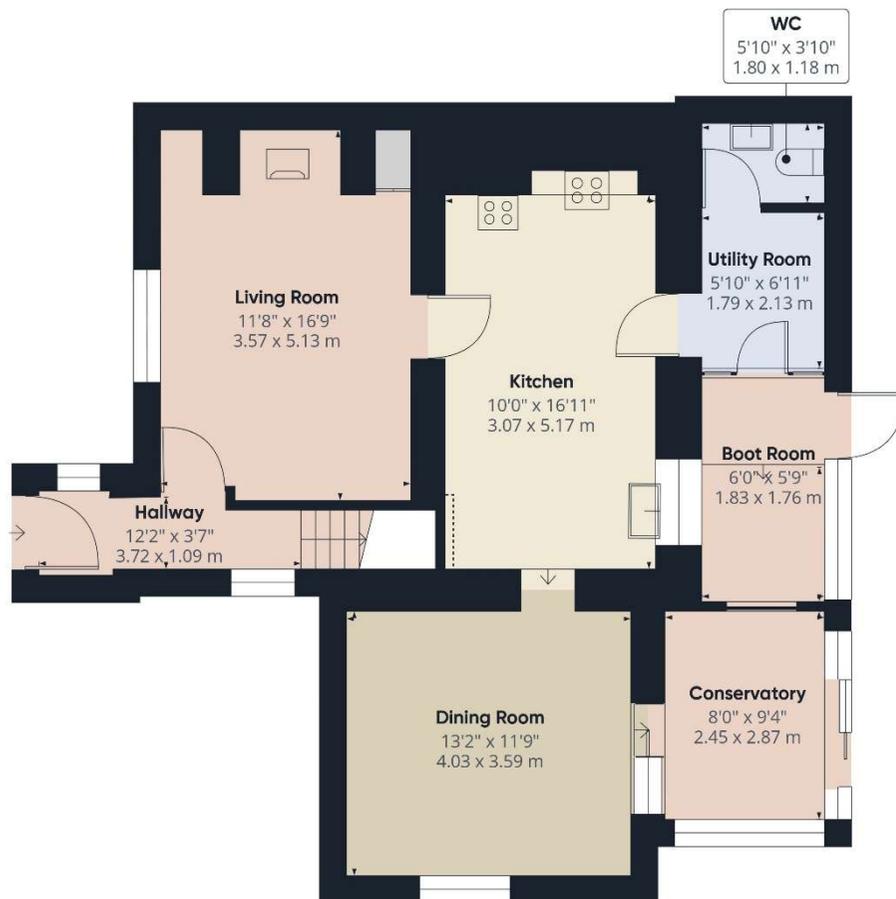
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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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