



Thorpe House
Bradworthy
Holsworthy
Devon
EX22 7TH



Asking Price: £399,950 Freehold



Changing Lifestyles

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An exciting opportunity to acquire this brand new four bedroom (one ensuite) detached residence, ideally positioned within the highly sought-after village of Bradworthy. Thoughtfully designed to offer modern, energy-efficient living, the property provides well-balanced and spacious accommodation perfectly suited to family life.

The ground floor features a welcoming entrance hallway leading through to a bright and airy living space, complemented by a contemporary kitchen/dining room designed as the heart of the home, offering ample space for both everyday living and entertaining. High-quality fixtures and fittings are anticipated throughout, in keeping with a modern new-build specification.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from an ensuite shower room, alongside a stylish family bathroom serving the remaining bedrooms.

The property further benefits from a 10-year NHBC warranty, offering peace of mind for prospective purchasers.

Entrance Hall - 6'6" x 16'8" (1.98m x 5.08m)

Kitchen/Diner - 10' x 18'1" (3.05m x 5.5m)

Utility - 6'1" x 7'3" (1.85m x 2.2m)

Living Room - 18'2" x 10'11" (5.54m x 3.33m)

WC - 3' x 6'3" (0.91m x 1.9m)

First Floor Landing - 9'11" x 2'10" (3.02m x 0.86m)

Bedroom 1 - 9'11" x 13'7" (3.02m x 4.14m)

Ensuite - 10' x 3'10" (3.05m x 1.17m)

Bedroom 3 - 9'10" x 8'10" (3m x 2.7m)

Bedroom 2 - 10'11" x 8'10" (3.33m x 2.7m)

Bedroom 4 - 8'11" x 8'9" (2.72m x 2.67m)

Bathroom - 8'4" x 5'6" (2.54m x 1.68m)

Garage - 16'6" x 8'1" (5.03m x 2.46m)

Outside - Externally, the property offers ample off-road parking to the front, with side access leading to an enclosed rear garden. The garden is designed for ease of maintenance, predominantly laid to lawn with a patio area adjoining the property—ideal for outdoor dining and entertaining. The enclosed nature of the garden makes it well suited for families and pets alike.

Services - Mains water and electricity. An air source heat pump powers underfloor heating on the ground floor and radiators on the first floor.

Anti Money Laundering - 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 which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.

Bradworthy is a popular and well-served village offering a comprehensive range of amenities including a village shop, post office, primary school, traditional public houses and places of worship. The village is well known for its strong sense of community and attractive rural surroundings.

The coastal town of Bude lies approximately 8 miles to the west, providing a wider range of shopping, schooling and leisure facilities, together with access to the stunning North Cornish coastline and renowned sandy surfing beaches. The market town of Holsworthy is also within easy reach, offering further everyday amenities.

Directions

From Bude town centre, proceed out of the town on the A3073 towards Stratton. Upon reaching the roundabout at Stratton, take the exit onto the A39 (Atlantic Highway) heading north towards Bideford. After approximately 2 miles, turn right onto the B3254 signposted Holsworthy and Bradworthy. Continue along this road for approximately 6–7 miles, following signs into Bradworthy village. Upon entering the village square, proceed through and take the turning signposted towards Holsworthy. Continue a short distance where the property will be found within the village.

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.

