



Bond
Oxborough
Phillips

Changing Lifestyles

18 Littlebridge Meadow
Bridgerule
Holsworthy
Devon
EX22 7DU

Asking Price: £400,000 Freehold



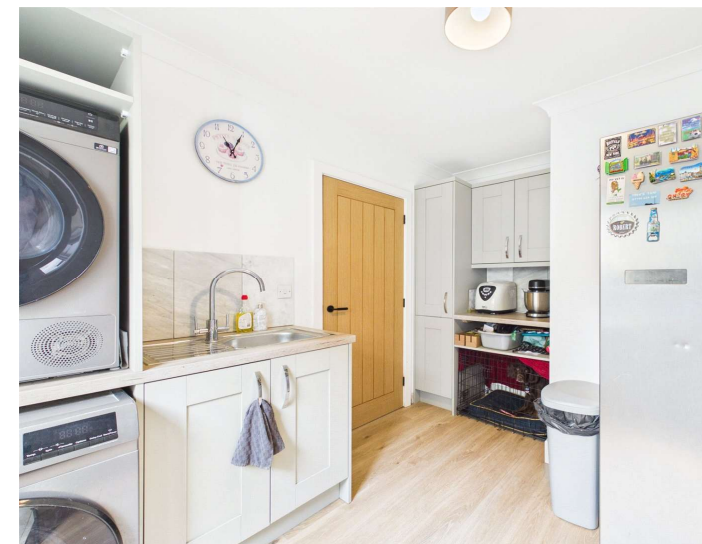
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

18 Littlebridge Meadow, Bridgerule, Holsworthy, Devon, EX22 7DU



- DETACHED FAMILY HOME
- SUBSTANTIAL 4-5 BEDROOM HOUSE (2 ENSUITES)
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
 - EXTENSIVE OFF-ROAD PARKING AREA
- ENCLOSED SOUTH-FACING REAR GARDEN
- GREAT LINKS TO BUDE AND HOLSWORTHY
- THE EPC RATING IS CURRENTLY A 'C' (70) WITH THE POTENTIAL TO GO TO 'C' (77).



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Overview

Bond Oxborough Phillips are delighted to present this substantial and exceptionally versatile family home, ideally situated within a highly sought-after village setting. Offering excellent transport links to the ever-popular coastal resort of Bude, this impressive residence combines generous living accommodation with modern practicality, making it perfectly suited to contemporary family life.

Upon entering the property, you are welcomed by a useful inner hallway, providing an ideal space for coats, shoes, and everyday essentials, whilst also giving access to the first-floor accommodation. Continuing through the home, you will discover a beautifully renovated kitchen/dining room, thoughtfully designed with an extensive range of fitted cupboards and work surfaces, offering superb storage and functionality. Spacious enough to accommodate a family dining table, this room creates the perfect hub for entertaining, family gatherings, or keen cooking enthusiasts alike.

Adjoining the kitchen is a highly practical utility room with direct access to the outside, providing additional space for white goods and a fridge/freezer. Further enhancing the flexibility of the ground floor is an additional reception room, currently offering endless possibilities as a fifth bedroom, cosy snug, or generous home office. This room also benefits from integral garage access and its own contemporary shower room en-suite, making it ideal for multi-generational living or guest accommodation.

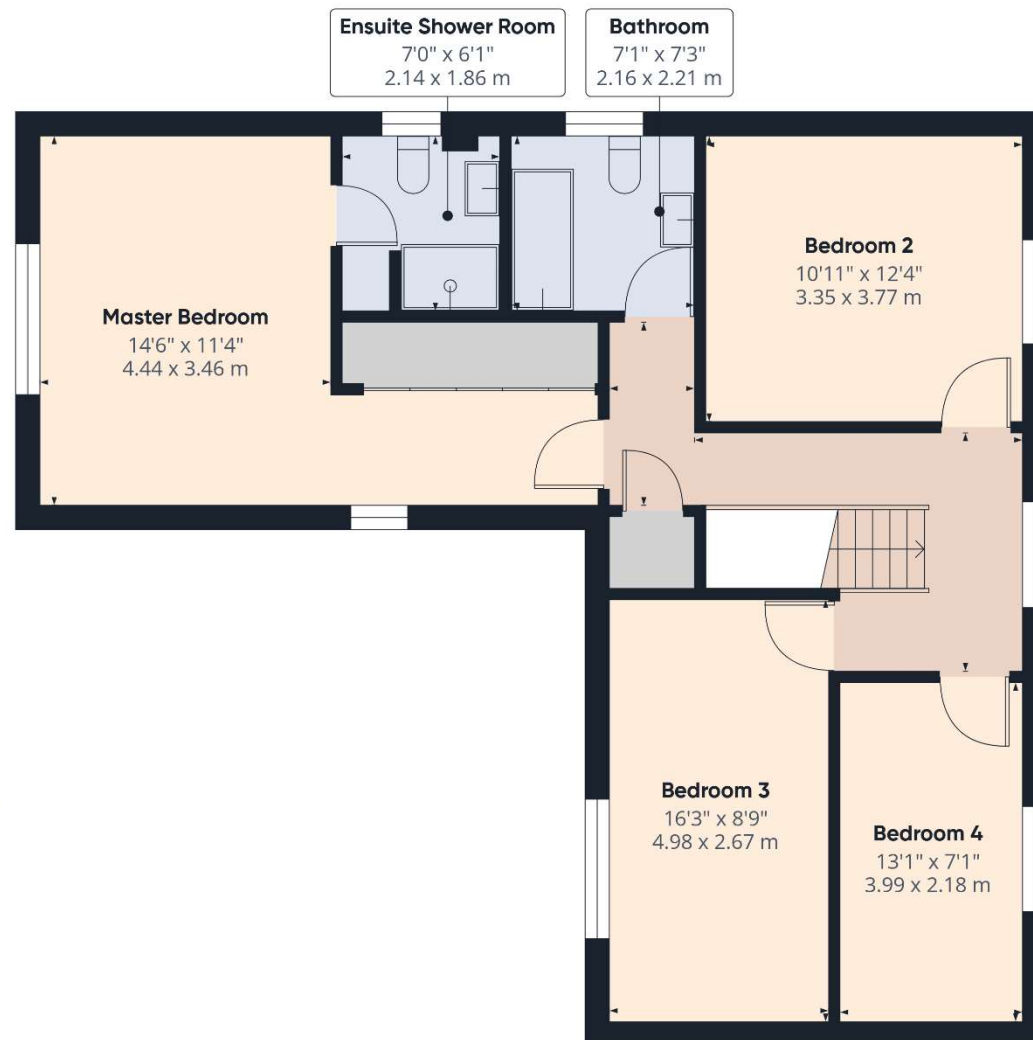
Completing the ground floor is undoubtedly the heart of the home — a wonderfully spacious living room featuring double glazed French patio doors that effortlessly blend indoor and outdoor living. A charming feature log burner creates a warm and inviting focal point, adding both character and practicality.

The first floor continues to impress, offering three well-proportioned double bedrooms alongside a superb principal bedroom complete with a large built-in storage area and stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms and comprises a bath with drench shower over, low flush WC, and vanity unit wash hand basin.

Externally, the property enjoys a paved seating area to the front, perfectly suited for al fresco dining and outdoor entertaining. A fully insulated shed provides valuable additional storage or workshop potential. To the rear, the generous garden is predominantly laid to lawn, offering ample space for children, pets, or keen gardeners to enjoy. The property further benefits from extensive off-road parking to the front of the residence.

An internal viewing is highly recommended to fully appreciate the size, flexibility, and quality of accommodation this outstanding family home has to offer.

Floorplans



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Area Information

The self-contained village of Bridgerule lies on the Devon/Cornwall border and supports a useful range of local village amenities including places of worship, primary school, village store, garage and popular local inn, etc. The popular coastal town of Bude is approx 6 miles and lies on the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. Bude town supports an extensive range of shopping, schooling and recreational facilities with its 18 hole Links golf course and fully equipped leisure centre whilst its three main bathing beaches provide a whole host of water sports and leisure activities together with many nearby breathtaking cliff top walks etc. The bustling market town of Holsworthy is approx 5 miles whilst the town of Launceston being Cornwall's ancient capital is approx 15 miles and provides a link to the A30 trunk road which connects in turn to Okehampton lying on the fringes of Dartmoor National Park and on to the cathedral city of Exeter with its Intercity railway network. Airport and motorway links etc.

Directions

From Holsworthy proceed on the A3072 Bude road for approximately 2 miles, and upon reaching Burnards House turn left signed Bridgerule. Follow this road for approximately 2.5 miles and upon reaching the 'T'-junction turn right, proceeding over the bridge. Continue on this road, passing the Bridge Inn pub on your right. Continue straight before turning right at Littlebridge Cross. Then take the first right hand turn almost immediately after into Littlebridge Meadow. Continue straight and the property 18 Littlebridge Meadow will be found on your 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 and 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 available 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.

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.

Services – Mains water, electricity and drainage. Oil fired central heating.

EPC Rating – The EPC rating is currently a 'C' (70) with the potential to go to 'C' (77).

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

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We are here to help you find and buy your new home...

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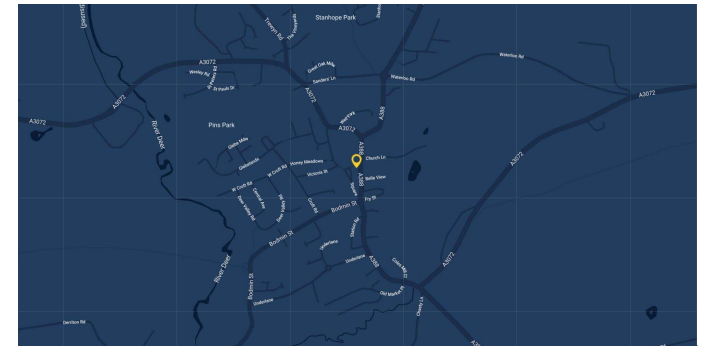
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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