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Changing Lifestyles

Atworthy Cross
Bradworthy
Holsworthy
Devon
EX22 7RE

Guide Price: £695,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Atworthy Cross, Bradworthy, Holsworthy, Devon, EX22 7RE



- 3/4 BEDROOMS (1 EN-SUITE)
- 2 RECEPTION ROOMS
- NO IMMEDIATE NEIGHBOURS
- APPROXIMATELY 6.5 ACRES
- 2 RECEPTION ROOMS
- VARIOUS OUTBUILDINGS
- FORMAL LANDSCAPED GARDENS
- PADDOCK & WOODLAND
- MANY ORIGINAL CHARACTER FEATURES
- EPC: E
- Council Tax Band:



Situated with no immediate neighbours on the outskirts of the highly sought after, self-contained village of Bradworthy supporting a comprehensive range of locally amenities, the original property is believed to date back to the early 1800's with several extensions added over the years. The residence is superbly presented throughout with 3/4 bedrooms (1 en-suite) and 2 reception rooms, with many original character features, all occupying approximately 6.5 acres of formal landscaped gardens with various outbuildings, a paddock, and woodland. No Onward Chain.



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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 at Atworthy Cross on the right hand side.

Situation

The property is situated approximately 2 miles from the self-contained village of Bradworthy which 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.



Internal Description

THE ACCOMMODATION COMPRISES (all measurements are approximate):-

ENTRANCE PORCH - 5' x 3'8" (1.52m x 1.12m)

PVCU double glazed windows and door. "Velux" skylight.

ENTRANCE HALL - 8'1" x 4'10" (2.46m x 1.47m)

Radiator. Smoke Detector.

LIVING ROOM - 18'5" x 15'11" (5.61m x 4.85m)

A fantastic light and airy room with bi-folding doors to side looking out onto the gardens. Stone feature fireplace with timber mantle and slate heart housing a woodburning stove. 2 Radiators. Television point.

BEDROOM 4/STUDY - 10'2" x 9'5" (3.1m x 2.87m)

Windows to side elevations. Wall mounted electric heater.

KITCHEN - 11'11" x 11' (3.63m x 3.35m)

A fitted oak "cottage style" kitchen comprises a range of base and wall units with worksurfaces over, incorporating a 4 ring electric hob. Built-in high-level double oven. Oil fired "AGA". Recess for fridge freezer. Kitchen island. Large understairs cupboard. Smoke detector. Carbon monoxide alarm.

BREAKFAST ROOM - 11'8" x 10'5" (3.56m x 3.18m)

Base mounted units including a glass display cabinet with worksurfaces over incorporating a stainless steel sink

drainer unit with mixer taps. Glazed windows to side and rear, including a glazed door. Twin "Velux" skylights. Overlooks the garden and land to the rear. Ample space for breakfast table and chairs.

DINING ROOM - 11'11" x 11' (3.63m x 3.35m)

A characterful room with exposed ceiling beams. Feature stone fireplace with woodburning stove. Window to front. Ample space for dining table and chairs. 2 radiators.

UTILITY ROOM - 11'1" x 6'7" (3.38m x 2m)

Base mounted units with roll-top worksurfaces over incorporating a stainless steel sink unit. Recess and plumbing for washing machine and dishwasher. Large pantry cupboard. Window to front. Radiator.

SEPARATE WC - 4'2" x 2'3" (1.27m x 0.69m)

Close coupled WC and wash hand basin. Window to side.

GROUND FLOOR BEDROOM 3 - 10' x 8'4" (3.05m x 2.54m)

Window to side. Fitted cupboard. Radiator. Door to:

EN-SUITE - 8'3" x 2'11" (2.51m x 0.9m)

Enclosed shower cubicle with Electric 'Bristan' power shower connected. Close coupled WC. Wash hand basin. Wall mounted heater. Shaver socket. Opaque PVCU double glazed window.

FIRST FLOOR LANDING - Loft access. Smoke detector.

BEDROOM 1 - 14'3" (4.34) x 13'9" (4.2) maximum dimensions.

A double bedroom with twin fitted wardrobes. Window to front enjoying countryside views. Radiator.

BEDROOM 2 - 12'1" x 10'2" (3.68m x 3.1m)

Currently used as a twin bedroom with double aspect windows to the side elevations, enjoying some pleasant views over the surrounding countryside. Airing Cupboard with hot water cylinder and shelves. Feature fireplace. Radiator.

BATHROOM - 13'7" x 6'10" (4.14m x 2.08m)

A fantastic fitted suite comprising a roll-top bath with central taps, and claw feet. Close coupled WC. Wash hand basin. Window to front. Fitted storage cupboard. Shaver socket. Wall heater. Traditional radiator. Tiled shower cubicle with mixer shower.

OUTSIDE - The property is approached via a tarmac laid parking area providing ample off road parking. Pathways to the front and side of the property lead to the landscaped gardens which total approximately 0.5 acres, and are principally laid to lawn with variety of mature shrubs, plants and trees bordering. The kitchen garden is located to the rear of the stable block with a:

GREENHOUSE - 22' x 9' (6.7m x 2.74m)

Assorted productive raised beds. FRUIT CAGE. Paved pathways and patio areas meander through the garden providing several seating areas.

Internal Description



OUTBUILDINGS - There are a range of various outbuildings comprising:

STABLE BLOCK - Block built with 4 LOOSE BOXES measuring 10'6" x 8'11" (3.2m x 2.72m).

BLOCK BUILT FORMER PIGSTIES - Being 7'11" (2.41) x 7'2" (2.18) and 7'11" (2.41) x 5'7" (1.7)

TIMBER GARAGE - 16'6" x 14'4" (5.03m x 4.37m) with wavy-board cladding. Twin timber entrance doors. Pedestrian door.

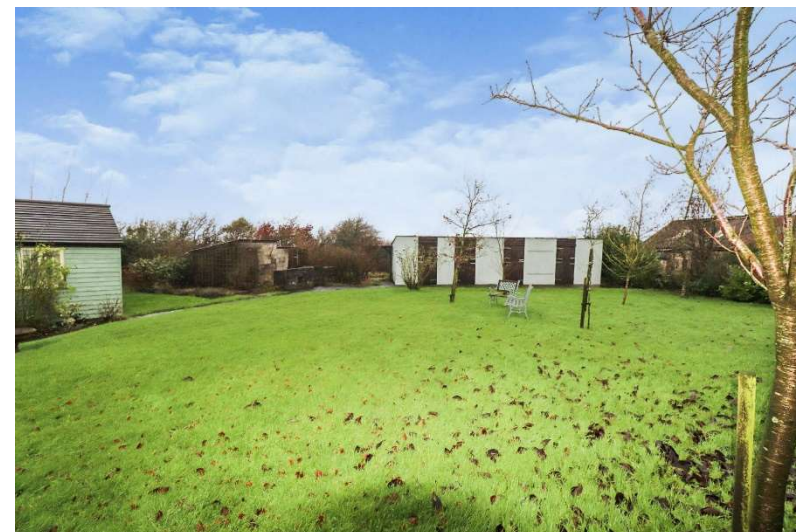
THE LAND - Adjoining the gardens, the land totals approximately 6 acres and comprises a gently sloping paddock with road access via a 5 bar gate and SMALL TIMBER TRACTOR SHED, all bordered by mature Devon hedging and stock proof fencing. The paddock area totals approximately 2 acres. The further approximately 4 acres is a dense woodland area brimming with wildlife.

SERVICES - Mains water and electricity. Private drainage via a newly installed treatment plant. Oil fired central heating with modern outside central heating boiler. The original Well is still located on the property, though it is no longer in use.

COUNCIL BAND - Band 'D' (please note this council band may be subject to reassessment).

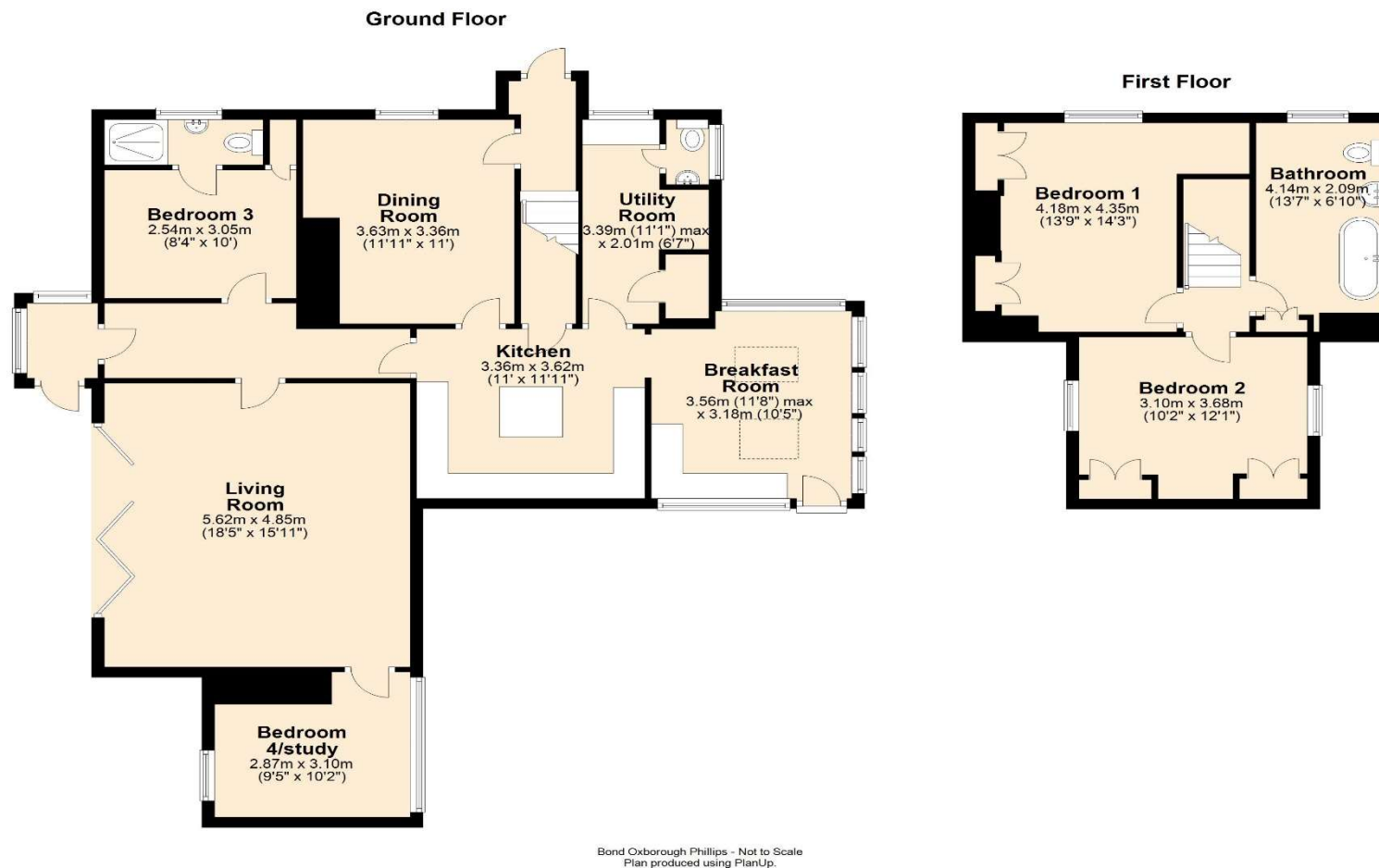


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Atworthy Cross, Bradworthy, Holsworthy, Devon, EX22 7RE

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

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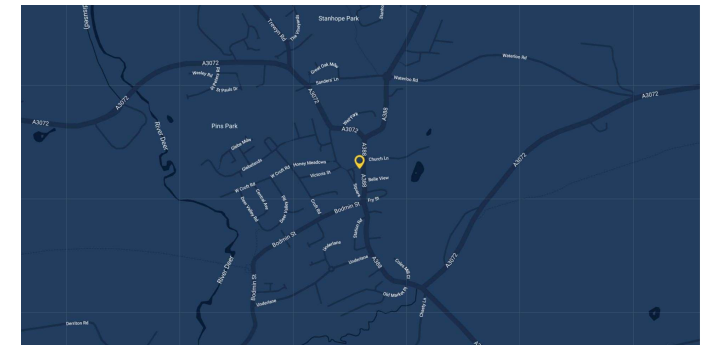
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