

The Dairy
Bradworthy
Holsworthy
EX22 7SH

Asking Price: £700,000 Freehold

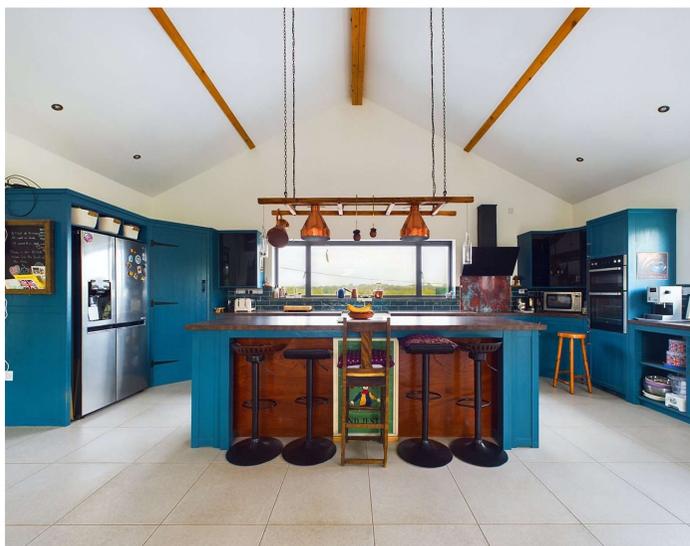


Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Dairy, Bradworthy, Holsworthy, EX22 7SH

- 4 BEDROOM (1 EN-SUITE) DETACHED BARN CONVERSION
- RECENTLY CONVERTED
- COUNTRYSIDE VIEWS
- PLENTY OF PARKING
- PRIVATE
- WHOLE PLOT EXTENDS TO APPROX 1 ACRE
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band:



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Location

Enjoying a rural location amidst unspoilt countryside and about equidistant from Bude and the North Cornish Coast, Bideford and Holsworthy. Some of the country's finest coastal landscapes/scenery is literally within a 15 minute drive. Bradworthy is 2 miles distant and caters amazingly well for the locality with a superb range of village amenities including Post Office, General Stores, Butchers, Doctors Surgery, popular Pub, Social Club, thriving Bowling Club and particularly well supported Village Hall with a great variety of activities. The village is also lucky to have the Bradworthy Primary Academy offering excellent schooling for youngsters.



Directions

From Holsworthy Square turn left and then left again opposite the Church signposted 'Bude'. Continue down the hill and just before Bude Road Garage turn right signposted 'Chilsworthy/Bradworthy'. Follow this road into the village of Bradworthy, with the Square on your left, take the right hand turning signposted 'Bideford', continue along this road for about a quarter of a mile and left signposted 'Whitely/Woolfardisworthy'. After a further quarter of a mile Bradworthy Moor will be found on your right hand side, continue for another 200 yards whereupon the property will be found on the right hand side.

Overview:

Situated on the outskirts of this highly sought after village which benefits from a comprehensive range of local amenities and a fantastic local pub. A stones throw up the road is the picturesque Bradworthy Moor which some lovely walks. This stunning 4 bedroom (1 en-suite) barn conversion has recently been renovated and offers the most impressive reception room,. The whole plot extends to approximately 1 acre and enjoys glorious countryside views. No onward chain. A viewing is a must to appreciate the standard of accommodation on offer.



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The residence - The Dairy is a newly converted barn that was completed in 2020, with the current owners just applying the finishing touches to the outside. It has the benefit of the remainder of the 10 year Build Zone warrantee.

Entrance Hall

Open Plan Room - 39'3" x 25' (11.96m x 7.62m)

A stunning open plan room, benefits from a wealth of natural light, with superb vaulted ceilings.

Kitchen area - A fantastic hand made kitchen, comprises a range of solid wood base and wall mounted units with work surfaces over incorporating an inset 'Belfast style sink' with taps over and an induction hob with an extractor system over. Integrated high level double oven and dishwasher. Walk in pantry cupboard and fridge/freezer. Large kitchen island with breakfast bar area. Window to front elevation enjoying far reaching countryside views.

Dining area - Ample space for a large dining room table and chairs, French glazed double doors open out to the side elevation.

Lounge Area - A bright and airy living space with a wood burning stove and a 'Cathedral window' with bi fold doors to the rear.

Bedroom 1 - 16' x 10' (4.88m x 3.05m)

A spacious master bedroom with French glazed double doors to rear. Door to-

En-suite - 7'5" x 6'5" (2.26m x 1.96m)

A superbly presented suite comprises a walk in shower with a rain water shower head, close coupled WC and a vanity unit houses a wash hand basin.

Bedroom 2 - 9'9" x 8'8" (2.97m x 2.64m)

A generous size double bedroom with window to side elevation. Built in wardrobe.

Bedroom 3 - 9' x 7'5" (2.74m x 2.26m)

Window to side elevation.

Bedroom 4 - 8'7" x 8'3" (2.62m x 2.51m)

Currently uses as a study/ office, equally suited as a bedroom with window to side elevation.

Bathroom - 7'6" x 6'5" (2.29m x 1.96m)

A well presented fitted suite comprises a enclosed panelled bath with mains fed rain water shower over, and mood lighting. Vanity unit houses a wash hand basin. Close coupled WC.

Utility Room - 8'11" x 6'7" (2.72m x 2m)

Base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Plumbing and recess for washing machine and tumble dryer.

Outside - The property is approached via a gravelled entrance driveway via timber 5 bar gates and a stone wall border. The drive provides extensive off road parking. The Dairy occupies a plot of approximately 1 acre, comprising a level paddock area, formal gardens, and an extensive patio area providing the ideal spot for alfresco dining. A large timber shed adjoining a storage container (available by separate negotiation). The land is bordered

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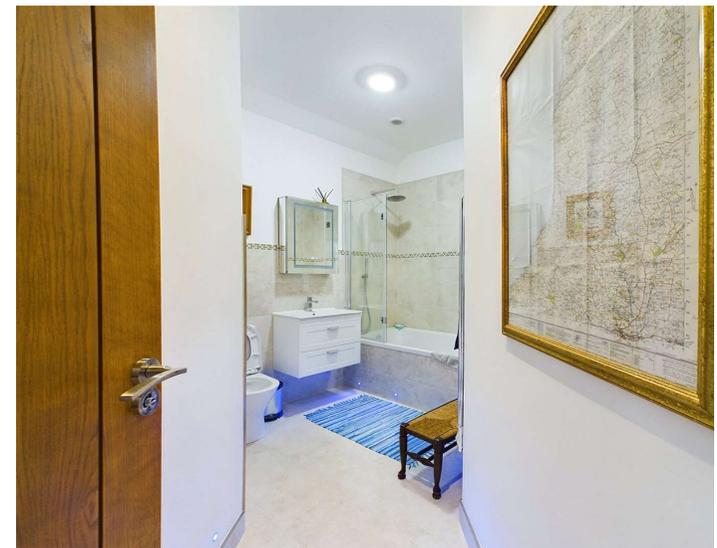
by a mix of stock proof fencing and newly planted native hedging.

Services - An air source heat pump powers under floor heating throughout, with mains water and electric. A modern sewage treatment plant is shared with 2 neighbours

Agents Notes - The neighbouring property is a 2 bedroom new build bungalow that is also available for sale, it would suit as an annexe or those looking for dual occupancy.







Floorplan



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

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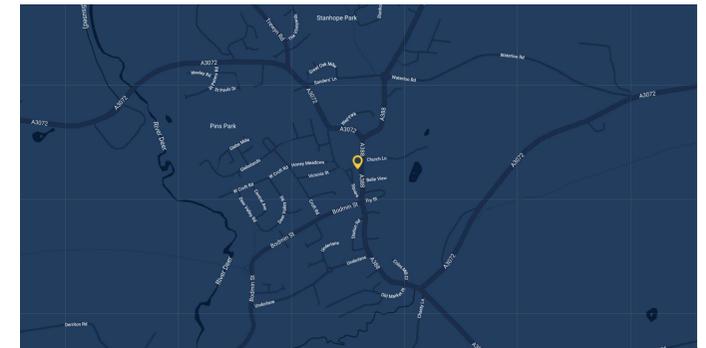
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