

Meadowbank  
Bridgerule  
Holsworthy  
EX22 7EN



**Asking Price: £435,000 Freehold**



Changing Lifestyles

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- 3 Bedroom detached bungalow
- 1 ensuite
- Spacious accommodation throughout
- Generous size plot
- Landscaped gardens
- Solar panels
- Air source heat pump
- Sought after Village location
- Countryside views
- EPC: Rating B



## Location

Bridgerule offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. The market town of Holsworthy is some 5.5 miles distant offering a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. Also with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, schools, bowling green, golf course, etc. The coastal resort of Bude with its safe sandy surfing beaches is some 6 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18-hole golf course and fully equipped leisure centre.

## Overview

Situated in a prime elevated position within this popular village nestling on the Cornwall/ Devon border, a short drive from the North Cornish Coastline and the market Town of Holsworthy. The residence offers 3 bedrooms (1 ensuite) with spacious and well presented accommodation throughout. An air source heat pump is complemented by solar PV panels, making an efficient home. Beautiful landscaped gardens enjoy views over the surrounding countryside. Ample off road parking and garage. EPC B

## 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 take the left hand turn. Continue up this road for a short distance and the property will be found on the left hand side.

## Entrance Hall

### **Kitchen/ Breakfast Room** - 16'3" x 10'4" (4.95m x 3.15m)

A generous size room with a fitted kitchen, comprising a range of base and wall mounted units with work surfaces over incorporating a stainless steel single sink drainer unit. 4 ring countertop gas burner with extractor system over. Built in high level oven. Plumbing and recess for washing machine and dishwasher. Space for tall fridge/ freezer. Ample space for a dining room table and chairs. Window to side elevation.

### **Living Room** - 19'5" x 16'3" (5.92m x 4.95m)

A spacious, light and airy, dual aspect room with windows to front and glazed sliding doors to rear overlooking the gardens and countryside beyond. A feature fireplace houses an LPG stove with a timber surround. Space for a dining room table and chairs.

### **Bedroom 1** - 16'3" x 11'3" (4.95m x 3.43m)

A spacious master bedroom with window to rear elevation. Door to-

### **Ensuite** - 7'1" x 5'6" (2.16m x 1.68m)

A fitted shower unit with a 'Triton' power shower unit connected. Close coupled WC and wash hand basin, Window to side.

### **Bedroom 2** - 10'10" x 10'6" (3.3m x 3.2m)

A generous size double bedroom with window to side.

### **Bedroom 3** - 10'10" x 7'11" (3.3m x 2.41m)

Double bedroom with window to side elevation.

### **Bathroom** - 7'1" x 7' (2.16m x 2.13m)

A fitted suite comprises an enclosed panelled bath with Triton power shower over, close coupled WC, bidet and wash hand basin.

### **Garage** - 16'3" x 9' (4.95m x 2.74m)

Up and over vehicle entrance door.

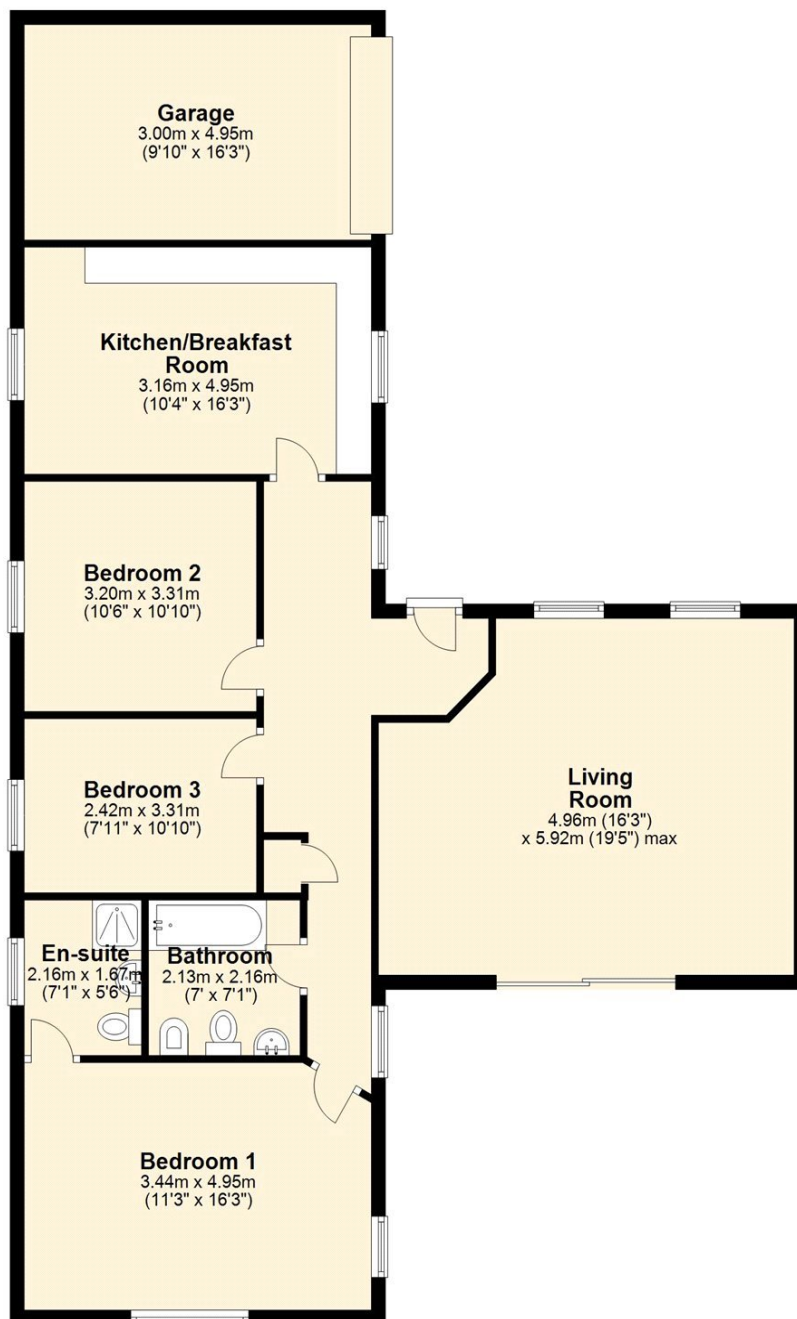
**Outside** - The property is approached via a tarmac entrance driveway providing extensive off road parking, the front gardens are principally laid to lawn bordered by mature hedging and stock proof fencing. Walkway to the side of the property with timber garden shed. The rear gardens are superbly landscaped with a paved patio area adjoining the rear providing an ideal spot for alfresco dining whilst enjoying fantastic countryside views. A gently sloping lawn area is bordered by a variety of mature shrubs and planting, providing a haven for Birdlife.

**Services** - Mains water. electric and drainage. Solar panels and a high temperature 'Daiken' air source heat pump power the central heating and water. The sellers inform us that they have an RHI payment in place until 2028 which has paid approximately £240 per quarter.



## Ground Floor

Approx. 118.3 sq. metres (1273.7 sq. feet)



Total area: approx. 118.3 sq. metres (1273.7 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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