



Bond
Oxborough
Phillips

Changing Lifestyles

Broadgate Farm
Cookbury
Holsworthy
Devon
EX22 7YG

Asking Price: £450,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Broadgate Farm, Cookbury, Holsworthy, Devon, EX22 7YG



- SEMI DETACHED CHARACTER COTTAGE
- 3/4 BEDROOMS
- 3 RECEPTION ROOMS
- OFF ROAD PARKING AND DOUBLE GARAGE
- GENEROUS PLOT AND ADJOINING Paddock
- SOUGHT AFTER HAMLET LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



Nestled within the heart of Devon's countryside is this charming 3/4 bedroom, 3 reception room period character cottage. Broadgate Farm offers spacious and versatile accommodation throughout, with many original character features still remaining. This beautiful residence benefits from extensive off road parking area, detached double garage, private front and rear gardens and adjoining paddock all extending to 0.69 of an acre. EPC TBC.



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Situation

The house enjoys a delightful rural setting in this small hamlet yet is within about 5 miles of the bustling market town of Holsworthy with its weekly pannier market, schools, leisure facilities including an indoor swimming pool, golf course, and range of local and national shops including a Waitrose supermarket. Bude on the North Cornish Coast with its sandy surfing beaches and spectacular cliff sidewalks is some 14 miles. Whilst Okehampton, Dartmoor and the A30 dual carriageway is about 15 miles and links to the Cathedral City of Exeter with its intercity rail and motorway connections. There is a nearby primary school at Bradford together with a popular village hall. Neighbouring villages include Black Torrington, Sheepwash and Shebbear the latter with its well-known public school.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, turn right at the village green and the property will be found a short way along the left hand side with a name plaque clearly displayed on the entrance gate.



Internal Description

Entrance Hall - 17'7" x 3'7" (5.36m x 1.1m)

Sitting Room/Study/Bedroom - 15'5" x 10'7" (4.7m x 3.23m)

Versatile reception room with feature fireplace housing electric fire. This room can be used as a study, double bedroom or equally appealing as a second sitting room. Window to front elevation.

Living Room - 17'4" x 15'3" (5.28m x 4.65m)

Generous reception room with slate floor and feature fireplace including wooden mantle, stone surround, slate hearth and fitted with a woodburning stove. Stairs leading to first floor landing. Window seat to front elevation.

Dining Room - 15'10" x 9'10" (4.83m x 3m)

Spacious reception room with feature inglenook fireplace, including wooden mantle, stone surround and bread oven. Ample room for dining room table and chairs. Window to front elevation.

Breakfast Room - 10'5" x 9'5" (3.18m x 2.87m)

Oil fired Stanley heating stove. Window to rear elevation.

Kitchen - 15'8" x 9'2" (4.78m x 2.8m)

A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a stainless-steel sink drainer unit with mixer tap. Space for electric cook and washing machine. Window seat to rear elevation.

Store Room - 11'2" x 7'11" (3.4m x 2.41m)

Window to side elevation.

First Floor Landing - 3' x 17'5" (0.91m x 5.3m)

Window to front elevation.

Bedroom 1 - 15'9" x 9'11" (4.8m x 3.02m)

Generous double bedroom with built in wardrobes. Window to front elevation, overlooking the garden.

Dressing Room/Bedroom 4 - 10'4" x 9'11" (3.15m x 3.02m)

Built in wardrobes. Window to side elevation.

Bedroom 2 - 15'7" x 14'8" (4.75m x 4.47m)

Spacious, light and airy double bedroom with built in wardrobes. Windows to front and rear elevations.

Bedroom 3 - 12'2" x 6'5" (3.7m x 1.96m)

Window to rear elevation, enjoying beautiful views of the garden and countryside beyond.

Bathroom - 12'2" x 6'11" (3.7m x 2.1m)

A matching fitted suite comprising panel bath with mixer tap, pedestal wash hand basin and close coupled WC. Access to useful storage cupboard. Window to rear elevation, enjoying pleasant countryside views.

Outside - The property is approached via its own gravelled entrance drive providing off road parking for several vehicles and giving access to the front entrance door and detached double garage. The front garage is principally laid to lawn and bordered by Devon Hedges and mature trees. A gravelled path to the side of the residence leads to a large wooden storage shed and the rear garden which is principally laid to lawn and bordered by mature hedges and trees providing a high degree of privacy. Adjoining the rear of the residence is a paved patio area providing the ideal spot for alfresco dining and entertaining. A further paddock with stunning far reaching countryside views is accessed from the rear garden via a five-bar wooden gate.

Garage - 16'3" x 17'7" (4.95m x 5.36m)

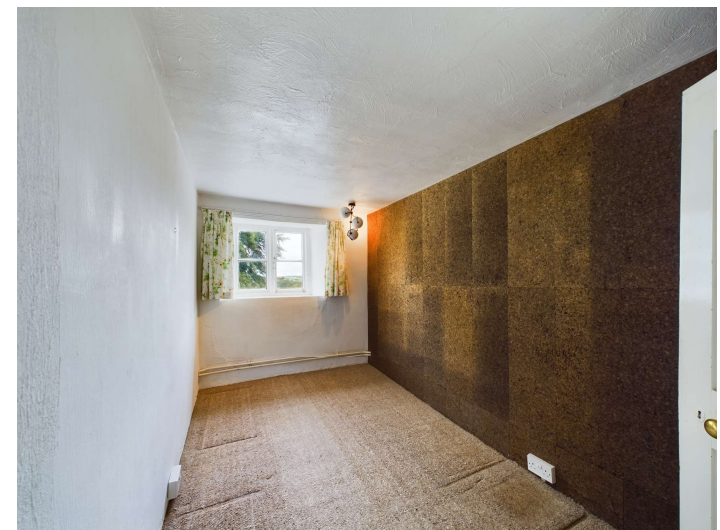
Double garage with 2 manual up and over vehicle entrance doors to front elevation. Pedestrian door to side elevation and window to rear elevation. Light and power connected.

Services - Mains water and electric. Oil fired Stanley heating stove and private drainage.

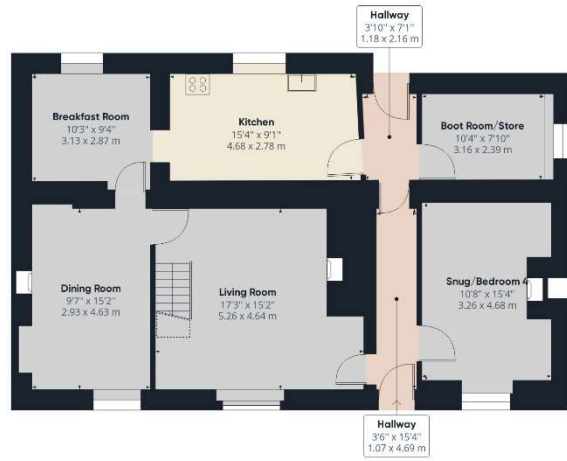
EPC Rating - EPC rating TBC.

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





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Floor 0



Floor 1



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

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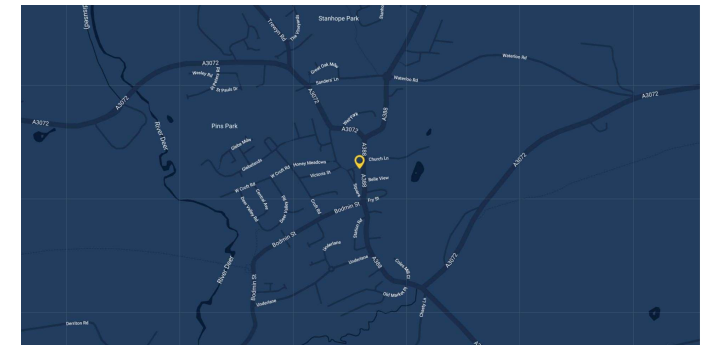
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