

Wilmar
Sessacott
Putford
Holsworthy
Devon
EX22 7XG

Asking Price: £575,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Wilmar, Sessacott, Putford, Holsworthy, Devon, EX22 7XG



- 5 BEDROOM DETACHED BUNGALOW
- VERSATILE LAYOUT
- 3 BEDROOM MAIN RESIDENCE
- 2 BEDROOM ANNEXE
- GREAT LETTING POTENTIAL
- GENEROUS SIZE GARDENS
- RANGE OF OUTBUILDINGS
- WELL PRESENTED THROUGHOUT
- EPC: TBC
- Council Tax Band:



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Location

The area of West Putford is surprisingly convenient for a range of local amenities and leisure pursuits, being close to the Devon/Cornwall borders. The self-contained village of Bradworthy is a couple of miles away and offers 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 which is some 12 miles, and the port and market town of Bideford is also some 12 miles distant and both towns offer a wide range of facilities. The regional and North Devon centre of Barnstaple is some 21 miles and offers a wider range of national stores, and the North Devon link road continues to Tiverton where the M5 and the National Network can be accessed. Particular places of interest include outstanding National Trust coastline at Sandymouth, Clovelly, and Hartland, RHS Rosemoor, Dartington Crystal, Upper & Lower Tamar Lakes, The Plough Arts Centre, and numerous garden centres, pubs, and restaurants.



Overview:

Situated in a semi rural location within easy reach of the popular Village of Bradworthy is this most spacious and versatile detached bungalow, currently set up as a 3 bedroom main residence and a 2 bedroom annexe with great income potential. Equally suiting as a large 5 bedroom family home with generous size landscaped gardens approaching 0.25 acre, a range of useful outbuildings and off road parking.



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Entrance Porch

Inner Hall

Sitting Room - 9'6" x 8'2" (2.9m x 2.5m)

Kitchen - 11'6" x 7'10" (3.5m x 2.4m)

A well presented fitted kitchen comprises a range of white high gloss base and wall mounted units with work surfaces over incorporating a composite 1 1/2 sink drainer unit with mixer taps over. High Level double oven and 4 ring ceramic hob with extractor system over. Integrated fridge/freezer.

Living Room - 15'5" x 9'3" (4.7m x 2.82m)

Window to front elevation.

Dining Room - 12'10" x 8'1" (3.9m x 2.46m)

Ample space for a dining room table and chairs, window to front elevation.

Shower Room - 5'5" x 4'6" (1.65m x 1.37m)

Enclosed shower cubicle with mains fed shower, close coupled WC and wash hand basin.

Bedroom 1 - 14'5" x 11'6" (4.4m x 3.5m)

A generous size double bedroom with window and door to rear elevation.

Jack and Jill Bathroom - 8'7" x 3' (2.62m x 0.91m)

Accessed off the living room and the master bedroom. A superbly presented fitted suite comprises a walk in shower cubicle with a power shower connected. Close coupled WC and wash hand basin. Window to side elevation.

Bedroom 2 - 11'6" x 8'6" (3.5m x 2.6m)

A double bedroom with window to rear elevation.

Bedroom 3 - 9'8" x 8'3" (2.95m x 2.51m)

Window to front elevation.

The Annexe

Living Room - 16'10" x 10'1" (5.13m x 3.07m)

Window to front elevation, a feature fireplace houses an electric flame effect fire.

Dining Room - 17' x 8'11" (5.18m x 2.72m)

Ample space for a dining room table and chairs. Feature fireplace with an inset wood burning stove.

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

A superbly presented room with a fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit. Built in dishwasher and fridge/freeze. Wood burning stove, window to front elevation.

Bathroom - 6'4" x 4'8" (1.93m x 1.42m)

A fitted suite comprises an enclosed panelled 'P' bath with shower over. Close coupled WC and wash hand basin. Plumbing and recess for washing machine. Window to side elevation.

Bedroom 1 - 11'6" x 10'1" (3.5m x 3.07m)

A spacious double bedroom with window to rear elevation.

Bedroom 2 - 11'5" x 9'4" (3.48m x 2.84m)

A double bedroom with window to rear elevation.

Outside - The property benefits from a generous sized, enclosed gardens approaching 0.25 acre. The property is approached over its own driveway providing extensive off

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road parking. The main garden area is principally laid to lawn with various secluded seating areas, USEFUL OUTBUILDINGS 21'3" x 17'7" currently set up as a bar, with electricity connected. ADDITIONAL OUTBUILDING 12'6" x 7'11" currently used as a gym.

Services - Mains electricity and water. Oil fired central heating. Private drainage.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles and upon reaching the crossroads in the centre of the village, turn right signed Bideford. Follow this road for approximately 2 miles whereupon the property will be found on the left hand side.

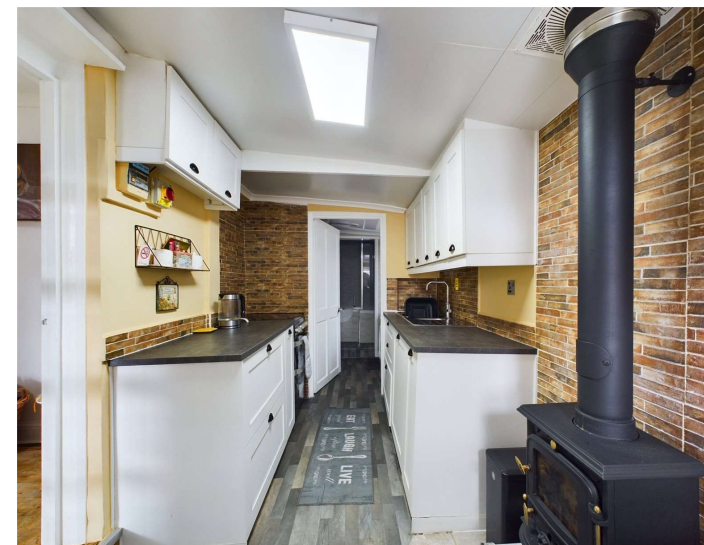


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We are here to help you find and buy your new home...

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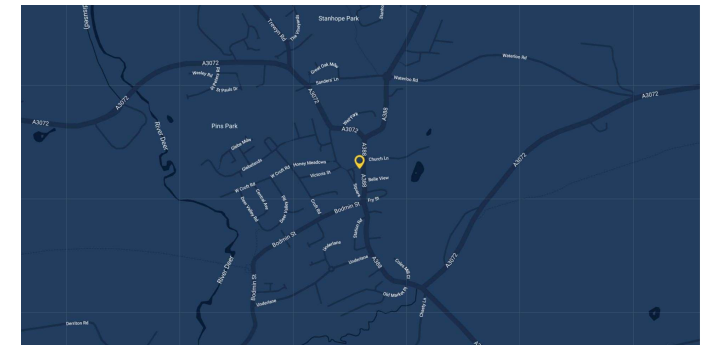
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