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Changing Lifestyles

The Stables
Bradworthy
Holsworthy
Devon
EX22 7SH

Asking Price: £325,000 Freehold



Changing Lifestyles

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holsworthy@boproperty.com

The Stables, Bradworthy, Holsworthy, Devon, EX22 7SH



- 2 BEDROOM
- NEWLY CONVERTED STABLE
- DETACHED
- UNDERFLOOR HEATING
- AIR SOURCE HEAT PUMP
- GENEROUS SIZE GARDENS
- OFF ROAD PARKING
- SUPERBLY PRESENTED ACCOMMODATION
- NO ONWARD CHAIN



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Overview

Occupying a lovely position on the outskirts of this highly sought after village which benefits from a comprehensive range of local amenities, including a popular local pub. A short walk up the road is Bradworthy Moor which boasts some lovely walks, all set within the unspoilt Devon Countryside. This 2 bedroom (1 ensuite) detached residence is a recently converted former stable, now offering stunning and modern accommodation throughout. Available with no onward chain.

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.

Entrance Hallway

Open Plan Room - 19'10" x 16'7" (6.05m x 5.05m)

Kitchen Area - A superbly presented kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap over. Space for tall fridge/ freezer, built in oven with 4 ring ceramic hob and extractor system over. Built in dishwasher, plumbing and recess for washing machine. Ample space for a dining room table and chairs. Windows to front and side elevations.

Living Area - A light and airy space with large French Glazed sliding doors opening out onto the rear gardens. A wood burning stove with internal flue provides a lovely feature.

Bedroom 1 - 14'11" x 11'11" (4.55m x 3.63m)

A generous size master bedroom with a window and French Doors to rear. Door to-

Ensuite - 7'4" x 6'6" (2.24m x 1.98m)

A fitted suite comprises a walk in shower with a mains shower connected, vanity unit with ceramic bowl sink and close coupled WC. Window side elevation.

Bedroom 2 - 9'11" x 9'3" (3.02m x 2.82m)

A double bedroom with window to rear elevation.

Bathroom - 7'3" x 7'2" (2.2m x 2.18m)

A fitted suite comprises an enclosed panelled 'P' bath with a mains fed shower over, close coupled WC and vanity unit with inset wash hand basin. Window to front elevation.

Outside - The property is approached via a 5 bar gate giving access to the gravel laid driveway providing ample off road parking for several vehicles. A level front lawned garden with a mature hedgerow and trees to front boundary. Pedestrian gate leads to the rear enclosed gardens which are mostly bordered by close boarded fencing. A paved patio area adjoins the rear of the property and provides an ideal spot for alfresco dining, with a step up to a lawn area. Outside taps, electric point and a electric vehicle charging point.

Services - Mains electricity and water, shared private drainage. An air source heat pump supplies under floor heating.



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Floorplan



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