

Hollyhock Cottage  
St. Peters Well Lane  
Bradworthy  
Holsworthy  
Devon  
EX22 7TG

**Guide Price: £225,000 Freehold**

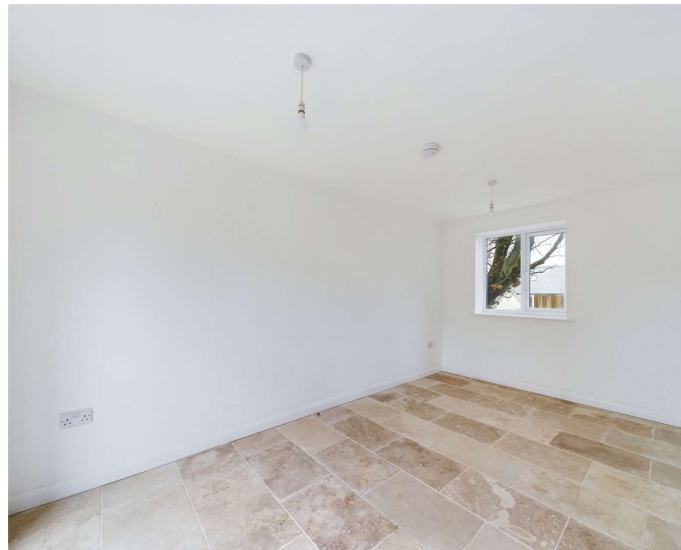


Changing Lifestyles

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- 2 DOUBLE BEDROOMS
- NEW DETACHED ECO HOUSE
- OPEN PLAN KITCHEN/DINING AND LIVING AREA
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- QUIET AND TUCKED AWAY LOCATION IN HIGHLY SOUGHT AFTER VILLAGE
- WALKING DISTANCE TO AMENITIES
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- STUNNING VIEWS OF BRADWORTHY CHURCH



**A rare and exciting opportunity to acquire this newly built 2 bed detached eco home benefitting from air source heat pump and solar panels, off road parking for 2 vehicles and rear garden. The property is situated in a tucked away and quiet location on the edge of the highly sought after village of Bradworthy, being within walking distance to the amenities and enjoying pleasant views of the Church. This residence would be ideally suited to first time buyers or equally appealing to those looking for an investment opportunity. EPC TBC.**

**In brief the property comprises: Entrance Hall, Cloakroom, Open plan Kitchen/Dining/Living Room, First Floor Landing, 2 Double Bedrooms and Bathroom.**

## 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 approximately 7 miles and upon reaching the village square turn right signed Bideford. Proceed down the hill for a short distance, turning right into St Peters Well Lane, where the building plot will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

## Situation

The self-contained village of Bradworthy caters well for its inhabitants with 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 some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

**Entrance Hall** - Stairs leading to first floor landing.

**Open Plan Living/Kitchen/Diner** - (Max) 15'7" x 19'8" ((Max) 4.75m x 6m)

Kitchen Area: Fitted with matching wall and base mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap, 4 ring electric hob and oven with extractor over. Space for free standing fridge/freezer and washing machine. Window to rear elevation over looking the rear garden.

Dining Area: Ample room for dining room table and chairs, double glazed French Patio doors to rear elevation leading to patio area.

Living room Area: Ample room for sitting room suite. Window to front elevation.

**Cloakroom** - 5'7" x 2'8" (1.7m x 0.81m)

Vanity unit with inset wash hand basin and low flush WC. Window to front elevation.

**First Floor Landing** - Access to airing cupboard.

**Bedroom 1** - 10'5" x 9'9" (3.18m x 2.97m)

Double bedroom with window to rear elevation with stunning views of the Church.

**Bedroom 2** - 9'9" x 8'10" (2.97m x 2.7m)

Double bedroom with window to rear elevation over looking the rear garden.

**Bathroom** - 7'4" x 5'7" (2.24m x 1.7m)

A fitted suite comprising panel bath with shower attachment over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to front elevation.

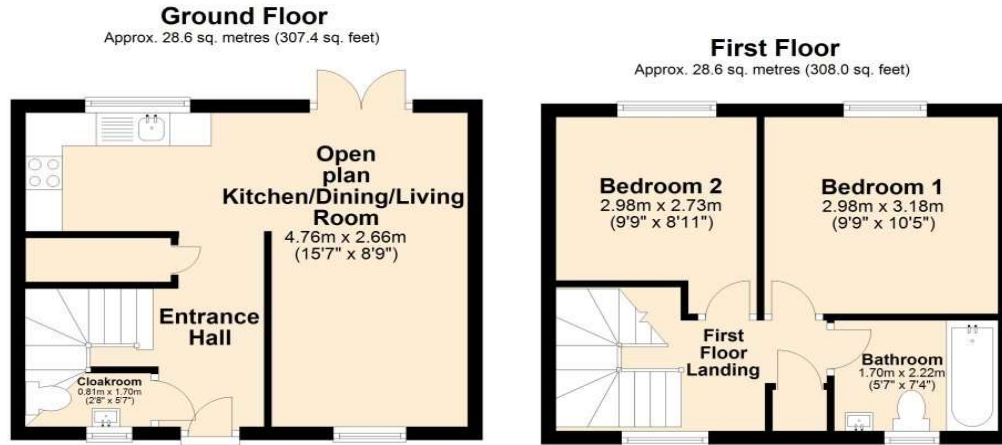
**Outside** - The property is approached via its own entrance drive providing off road parking for 2 vehicles and giving access to the front entrance door. The rear is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining.

**Services** - Mains water, electricity and drainage. Air source heat pump and 5 solar panels that are owned.

**EPC Rating** - EPC Rating TBC.

**Council Tax Banding** - Council Tax banding TBC.

**Agents Note** - The property will come with a 10 year build warranty.



Total area: approx. 57.2 sq. metres (615.3 sq. feet)

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



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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