

Harewells Barn  
Lodgeworthy Farm  
Bridgerule  
Holsworthy  
Devon  
EX22 7EH

**Guide Price: £425,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Harewells Barn, Lodgeworthy Farm, Bridgerule, Holsworthy, Devon, EX22 7EH



- 3 Bedroom Barn conversion
- Located on the Cornwall/ Devon border
- 1 Ensuite
- High quality accommodation throughout
- Off road parking and garden
- 10 Year Build guarantee
- Air source heat pump with under floor heating
- Views over the Tamar Valley
- EPC: TBC
- Council Tax Band: TBC



Changing Lifestyles

01409 254 238  
[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

## Overview

**Situated in a highly sought after elevated location on the outskirts of this popular village nestling on the Cornwall/ Devon border, is this fantastic opportunity to acquire this stunning 3 double bedroom (1 ensuite), barn conversion. The spacious and versatile accommodation on offer is of a high quality with superb character features throughout. Landscaped gardens and off-road parking. The residence benefits from brilliant elevated views over the Tamar valley and the village of Bridgerule. Internal viewing highly recommended. Estimated completion Summer 2024.**

## Location

**Located in this sought after village on the Cornwall/ Devon border which offers traditional amenities including, popular local Inn, Church, Chapel and Primary School. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, 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.**

**The Residence** - A stable door leads into the impressive and substantial open plan kitchen/living space. The kitchen planned will offer a range of base and wall mounted units with work surfaces over incorporating a Belfast sink, integrated fridge and freezer, cooker with an extractor hood over and an integrated dishwasher.

The spacious living space will offer windows and a bi-folding door to the front providing an aspect over the garden.

The completed accommodation will offer 3 bedrooms and a bathroom with a bath with a shower over, WC and a wash hand basin.

**Outside** - The garden is located at the front of the property and is predominantly laid to lawn, with a drive offering parking for two vehicles. A patio area offers an ideal position for Al Fresco dining with fantastic views over the Village. To the right of the front door you will there is an external plant room.

**Services** - Mains electricity and water. Air source heat pump supplying the under floor heating.

**Viewings** - Strictly by appointment with the selling agent, Bond Oxborough Phillips.

## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the next left hand turning just prior to reaching Jewells' Cross garage which leads into the village of Bridgerule, proceed through the village passing the Bridge Inn on the left, over the bridge, turning right immediately after through a set of irons gates, with a name plaque clearly displayed.

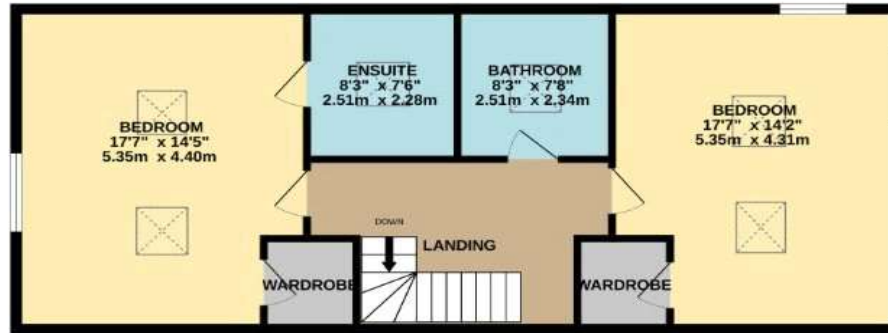


Harewells Barn, Lodgeworthy Farm, Bridgerule, Holsworthy, Devon, EX22 7EH

# Floorplan



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com