

Meadowsweet Barn
Lodgeworthy Farm
Bridgerule
Holsworthy
Devon
EX22 7EH

Asking Price: £799,950 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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



- STUNNING ECO FRIENDLY RESIDENCE
- 4 BEDROOMS
- 1 ENSUITE
- ARRANGED OVER 2 FLOORS
- GENEROUS SIZE PLOT OF APPROXIMATELY 0.25 ACRES
- AVAILABLE IN THE EARLY STAGES OF PRE CONSTRUCTION
- PROPOSED FOR COMPLETION LATE 2024/ EARLY 2025
- SOUGHT AFTER PRESTIGIOUS DEVELOPMENT
- LOCATED ON THE CORNWALL/ DEVON BORDER



Overview :

Situated in this prestigious and sought after development nestling on the Cornwall/ Devon border in the Tamar Valley is this superb opportunity to acquire this stunning eco friendly residence. The property is proposed to be completed in late 2024/ early 2025, and will offer modern and contemporary living with 4 bedrooms and 1 ensuite arranged over 2 floors all occupying a generous size plot of approximately 0.25 acre. Available in the early stages of pre construction, potential buyers can have the option to tailor it to their preferences.



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.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

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

Changing Lifestyles

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.



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.

Please do not hesitate to contact the team at Bond
Oxborough Phillips Sales & Lettings on

01409 254 238

For more information or to arrange an
accompanied viewing on this property.

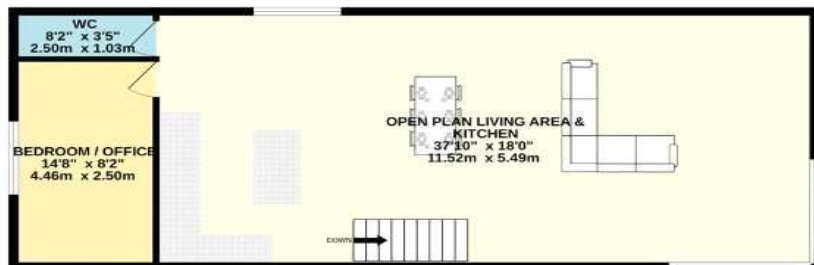
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

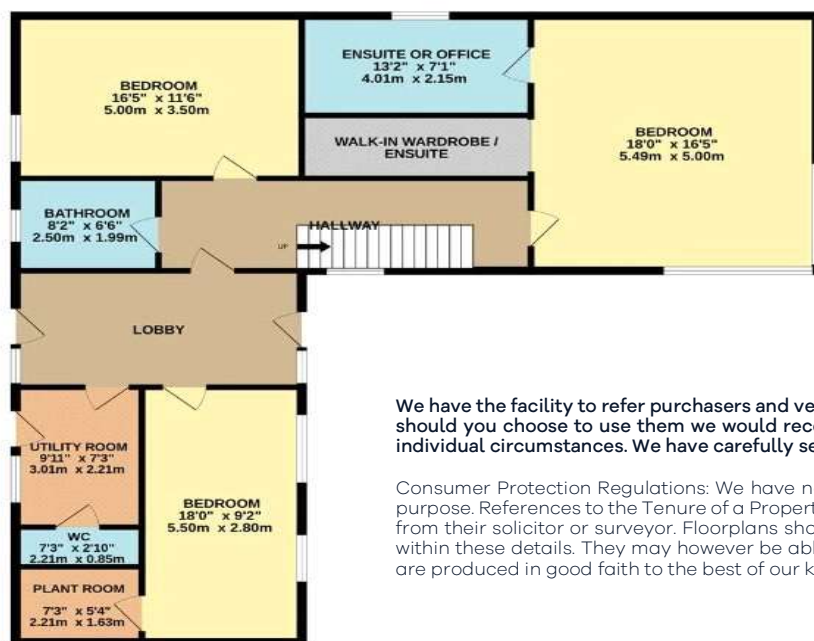
Floorplan



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



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.