



Honeysuckle Barn
Lodgeworthy Farm
Bridgerule
Holsworthy
Devon
EX22 7EH

Guide Price: £385,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

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



- 2 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
- Electric car charging point
- EPC: TBC
- Council Tax Band: TBC
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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 2 double bedroom (2 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.

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.

Open Plan Living - 34'5" x 17' (10.5m x 5.18m)

Kitchen/ Dining area - Fully fitted 'Thyme' green kitchen with oak wood worktop over incorporating Belfast sink with 'Marian' mixer tap. 'Smeg' Victoria induction range cooker with extractor hood above. Integrated fridge freezer, washer dryer and dishwasher. Oak wine rack.

Living Room - Limestone tiled floor with underfloor heating. Spot lights. Feature truss lighting. Existing stone wall feature up lights.

Bedroom 1 - 11'7" x 10'3" (3.53m x 3.12m)

A spacious and characterful double bedroom with window to front elevation. Door to-

Ensuite - 10'3" x 4'10" (3.12m x 1.47m)

3 piece suite comprising WC, Hand wash basin, Walk in 'rainfall' shower with glass dividing screen. Feature pendant light. Exposed oak trusses with sensor light for the feature. . Underfloor heating. Thermostat. Limestone tiling to walls & floor. Electric radiator.

Bedroom 2 - 12'5" x 11'2" (3.78m x 3.4m)

A generous size double bedroom with window to front. Vaulted ceilings expose the oak frame. Carpet flooring with full underfloor heating. Feature pendant lights. Feature Truss lights.

Bathroom - 10'3" x 4'10" (3.12m x 1.47m)

A well presented fitted suite comprises an enclosed panelled bath with mains fed rain water shower head over. Concealed cistern WC and wash hand basin. Window to rear elevation.

Outside - Tarmacadam drive providing off road parking for several vehicles with electric car charging point. Lime stone paving and pathway. Level lawn bordered by a Devon stone wall. External Tap and switches. The garden is located at the front of the property, benefiting from fantastic elevated views over the Tamar valley and the village of Bridgerule, located on the Cornwall/ Devon border.

Services - Mains water and electric. Air Source heat pump powers and underfloor heating system. External plant room.

Build Guarantee - The property benefits from a architects certificate build guarantee.



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.



Floorplan



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