



Bond
Oxborough
Phillips

Changing Lifestyles

Plot 1 Lodgeworthy Farm
Bridgerule
Holsworthy
Devon
EX22 7EH

Asking Price: £650,000 Freehold



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01409 254 238
holsworthy@bopproperty.com

Plot 1 Lodgeworthy Farm, Bridgerule, Holsworthy, Devon, EX22 7EH



- 5 BEDROOMS
- 2 ENSUITE
- SEMI DETACHED BARN CONVERSION
- GENEROUS SIZE LANDSCAPED GARDENS OF APPROXIMATELY 0.2 ACRE
- AMPLE OFF-ROAD PARKING
- AVAILABLE TO PURCHASE AT THIS DISCOUNTED PRICE OFF PLAN.
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS & HIGH-QUALITY ACCOMMODATION THROUGHOUT
- SELECT AND PRESTIGIOUS DEVELOPMENT
- 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 1 of 2 spacious & high quality 5 bedroom (2 ensuite) semi detached barn conversions with generous size landscaped gardens and ample off road parking. The residences benefits from stunning views over the surrounding, unspoilt countryside. Building works have commenced, and the barns are available at this discounted price for those looking to purchase off plan.

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.

Accommodation Comprises

Open Plan Kitchen Living area - 28'1" x 24'11"
(8.56m x 7.6m)

Utility Room - 15'5" x 9'7" (4.7m x 2.92m)

Downstairs WC - 5'9" x 3'5" (1.75m x 1.04m)

Bedroom 3 - 15'9" x 13'1" (4.8m x 4m)

Dressing Room or ensuite

Bedroom 4 - 15'9" x 13'1" (4.8m x 4m)

Bathroom - 9'2" x 8'2" (2.8m x 2.5m)

First Floor

Bedroom 1 - 16'1" x 11'5" (4.9m x 3.48m)

Ensuite - 6'10" x 5'4" (2.08m x 1.63m)

Bedroom 2 - 16'1" x 13'1" (4.9m x 4m)

Office/ bedroom 5 - 7'10" x 6'7" (2.4m x 2m)

Bathroom - 8'2" x 6'7" (2.5m x 2m)

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Directions

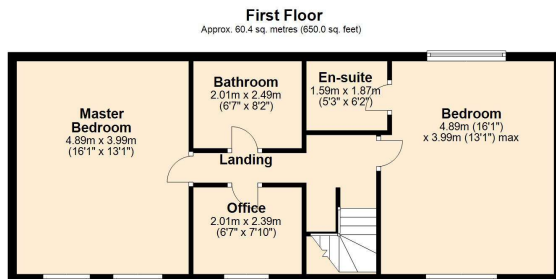
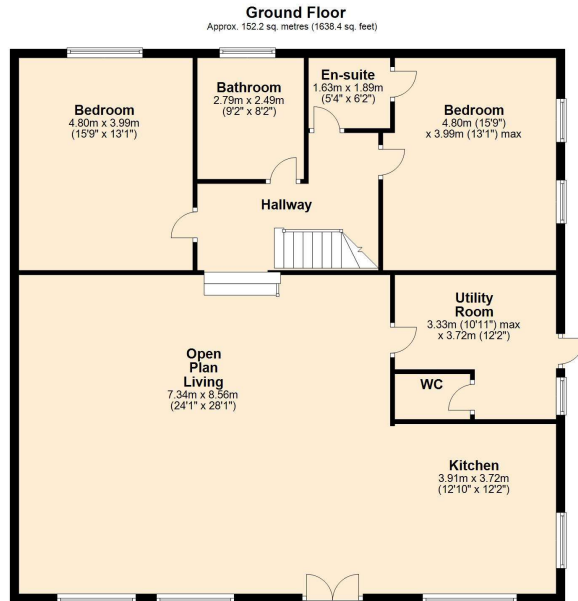
From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approx. 3½ miles) turn right towards Launceston. Take the 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.



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Floorplan



Total area: approx. 212.6 sq. metres (2288.4 sq. feet)

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

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.