



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Littlebridge  
Farmhouse  
Bridgerule  
Holsworthy  
EX22 7EX

**Guide Price: £625,000 Freehold**



Changing Lifestyles

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- 4 BEDROOMS (4 ENSUITE)
- 3 RECEPTION ROOMS
- DETACHED DEVON LONGHOUSE
- GENEROUS PLOT APPROX 0.5 ACRES
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- WELL SUITED FOR DUAL OCCUPANCY
- EXTENSIVE OFF ROAD PARKING AREA
- VILLAGE LOCATION
- EPC: E
- COUNCIL TAX BAND: E



**An exciting opportunity to acquire this spacious and highly versatile 4 bedroom (4 ensuite) detached former Devon longhouse situated within this convenient village location occupying a generous plot of approximately 1/2 an acre. Having been extensively extended and improved by the current owners the residence would be well suited for dual occupancy whilst equally appealing for any buyer looking to earn an additional income. Vehicular entrances to the front with a large gravel entrance drive providing off road parking for several vehicles and useful store room. EPC E. Council Tax Band E.**





Littlebridge Farmhouse enjoys a most pleasant location close to the Devon/Cornwall border on the edge of the village of Bridgerule which offers traditional amenities including a 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.



## Entrance Porch

### Living Room - 15' x 14'2" (4.57m x 4.32m)

Flagstone flooring with feature inglenook fireplace with fitted log burner, exposed beams and original clome oven. Window to front elevation. Door to Annexe Living Room.

### Dining Room - 15'8" x 11'9" (4.78m x 3.58m)

Staircase leading to first floor landing. Feature fireplace with wood burning stove. Ample space for dining table and chairs. Window to front elevation. Door to Store Room. Steps down to:

### Kitchen/Breakfast Room - 15'11" x 14' (4.85m x 4.27m)

A range of base mounted units with work surfaces over space for range style cooker, with recess for fridge freezer. Window and door to front elevation.

### Utility Room - 9'10" x 6'8" (3m x 2.03m)

Base mounted unit with work surface over incorporating stainless steel 1 1/2 sink drainer unit, space and plumbing for washing machine and tumble dryer. Window to rear elevation. Door to WC. Sliding door to useful pantry cupboard.

### Store Room - 20'3" x 11'2" (6.17m x 3.4m)

Useful Store room/workshop space.

### Annexe Living Room - 14'1" x 11'8" (4.3m x 3.56m)

Annexed accommodation but could equally suit as additional reception rooms for the main residence. Staircase to Bedroom 3. Leads to:

### Annexe Kitchen - 13'6" x 10'1" (4.11m x 3.07m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer tap, built in 4 ring hob with extractor hood over, built in oven, integrated appliances include washing machine, dishwasher and fridge/freezer. Window and door to rear elevation.

## First Floor Landing

### Bedroom 4 - 10'9" x 9' (3.28m x 2.74m)

Window to front elevation. Door leading to:

### 'Jack & Jill' Bathroom - 8'4" x 9'8" (2.54m x 2.95m)

A modern style fitted suite comprising an enclosed shower with mains fed drench shower over, vanity unit with inset hand wash basin and low level WC. Heated towel rail. Door leading to Bedroom. Frosted window to front elevation.

Predominantly used as the en-suite to the main bedroom, but also has a further door onto the landing for general use when required.

### Bedroom 1 - 16'8" x 16'2" (5.08m x 4.93m)

Spacious master bedroom with vaulted ceilings and exposed A frame. Window to front elevation. Stairs to loft space.

### Master Ensuite - 13'3" x 9'8" (4.04m x 2.95m)

A fitted suite comprising double enclosed shower cubicle with mains fed drench shower over, enclosed panel bath with shower attachment, pedestal wash hand basin, low flush WC, heated towel rail and window to rear elevation.

### Bedroom 2 - 17'2" x 14'2" (5.23m x 4.32m)

Double bedroom with window to front elevation.

### Ensuite Shower Room - 10'11" x 5'6" (3.33m x 1.68m)

Enclosed shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail and window to rear elevation. Door to Ensuite Bathroom and annexed accommodation.

### Annexe Bedroom/3 - 13'8" x 12'1" (4.17m x 3.68m)

Double bedroom with window to front elevation.

### Ensuite Bathroom - 9'11" x 7'9" (3.02m x 2.36m)

Panel bath, low flush WC, pedestal wash hand basin, heated towel rail and window to rear elevation.

**Outside** - The residence sits on a generous site measuring approximately 1/2 an acre in total with a Five bar entrance gate leading to the gravelled driveway providing extensive off road parking area and leading to useful block built garden shed. At the rear of the dwelling is an extensive rear garden mainly laid to lawn with a mature orchard situated towards the rear boundary. Enclosed low maintenance garden adjoins the annexed section of the dwelling providing a private garden space. Outside shower room with WC. Adjoining lean to providing useful storage for bikes and access between the front and rear aspects of the property.

**Council Tax** - Band D

**EPC** - Rating E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 0.25 miles and take the right hand turning onto the B3072 towards Holsworthy. Upon reaching Red Post (approximately 3.5 miles) turn right towards Launceston, and then turn left just before Jewells Cross Garage. Follow the road for approximately 0.25 miles where the property will be found on the left hand side with a 5 bar entrance gate and name plaque clearly displayed.

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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