



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Martin & Co  
The Square  
Bradworthy  
Holsworthy  
Devon  
EX22 7TB

**Asking Price: £325,000 Freehold**



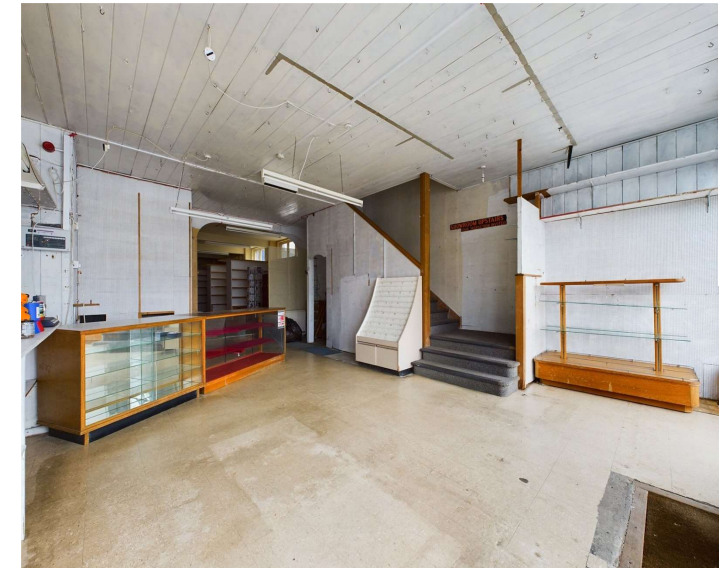
*Changing Lifestyles*

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# Martin & Co, The Square, Bradworthy, Holsworthy, Devon, EX22 7TB



- SUBSTANTIAL PERIOD PROPERTY
- DEVELOPMENT AND COMMERCIAL POTENTIAL
- HIGHLY SOUGHT AFTER PRIME VILLAGE LOCATION
- COMPREHENSIVE RANGE OF LOCAL AMENITIES
- 429 SQ METERS
- REAR ENCLOSED GARDENS
- FIRST TIME ON THE MARKET FOR OVER A 100 YEARS
- PLANNING FORMERLY GRANTED FOR A RESIDENCE (LAPSED)
- NO ONWARD CHAIN



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## Overview

**Occupying a prime location in the square of this highly sought after Village, which boasts a comprehensive range of local amenities. This substantial building has previously traded as a hardware/ furniture shop for generations with the southern section formerly being a 5 bedroom residence. The building offers superb development and commercial opportunities, subject to gaining the necessary consents. Walled garden to the rear.**

## Location

The property is located in the heart of the popular village of Bradworthy which caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles. The nearby Upper/Lower Tamar Lakes also offer excellent watersports facilities or just a great place for a walk.

**Previous Planning Permissions** - The building formerly had planning permission granted in 2012 for change of use for the Southern section from commercial into a domestic dwelling. Plans have since lapsed. The plans are available to view on the Torridge planning portal, with reference - 1/1085/2012/FUL. The former plans outlined 5 bedrooms and 3 receptions rooms.

**The Building** - The building has been used and traded as a successful hardware/ furniture store, which has been closed due to retirement. The ground floor offers two main shop front areas with good window frontage onto the square. Towards the rear of the property is 2 offices and various store rooms, with access out onto the rear garden. Two staircases lead to the first floor, with the Northern section having one large room, which was previously the furniture show room. Connecting door leads through to the former residence, which is still laid out with 5 rooms (former bedrooms) and a bathroom.

## Directions

**From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy town turn right signed Bradworthy. Follow this road for 7 miles and upon reaching Bradworthy Square, Martin & Co will be found on the left hand side with a Bond Oxborough Phillips for sale notice clearly displayed.**





# Floorplan



Floor 0



Floor 1



## 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.