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Changing Lifestyles

Cleverdon Cottage
Bradworthy
Holsworthy
Devon
EX22 7TY

Asking Price: £795,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Cleverdon Cottage, Bradworthy, Holsworthy, Devon, EX22 7TY



- 4 BEDROOMS
- PERIOD PROPERTY
- EDGE OF VILLAGE LOCATION
- APPROXIMATELY 12.8 ACRES
- PASTURELAND
- WOODLAND
- NATURE AREA WITH A LAKE
- 2 BEDROOM GARDEN LODGE
- RANGE OF OUTBUILDINGS
- FORMAL GARDENS
- EPC: F
- Council Tax Band: D



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Location

The village of Bradworthy is about 0.7 miles away and is the main centre for the locality with its 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 13 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket approximately 7 miles distant. The regional and North Devon centre of Barnstaple is around 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.

Directions

From the centre of Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 7 miles and upon entering the village, at Littleford Cross, turn right. Proceed past the turning on the left into Ford Crescent, down the hill following the road around to the left, proceed on this road for approximately half a mile, upon reaching Cleverdon Cross the entrance will be found on the left hand side.

Overview:

Situated in the picturesque Devon countryside within walking distance of the highly sought after, self contained Village of Bradworthy which boasts a comprehensive range of local amenities is this superb smallholding of approximately 12.8 acres. The property is believed to date back to the mid 1800s, originally built as a stewards house by the Earl of Stanhope. The residence offers well presented and characterful accommodation throughout with 4 bedrooms and 3 reception rooms. A range of useful outbuildings complements the land which comprises pastureland, formal gardens, a nature area with a lake and a small corner of woodland. EPC F



Entrance Porch

Living Room - 14'6" x 13'11" (4.42m x 4.24m)

A characterful room with a stone feature fireplace which houses a wood burning stove with a slat hearth. Window to front elevation.

Kitchen - 11' x 8'8" (3.35m x 2.64m)

A fitted kitchen comprises a hand made, solid wood kitchen with work surfaces over incorporating a stainless steel sink. Oil fired Rayburn. Built in oven with 4 ring gas hob over. Window and skylight to rear elevation.

Dining Room - 13' x 6'10" (3.96m x 2.08m)

Ample space for a dining room table and chairs.

Utility Room - 8'5" x 4'11" (2.57m x 1.5m)

Space for fridge and freezer. Window to rear.

WC - Close coupled WC and wash hand basin.

Sun room - 22'1" x 8'8" (6.73m x 2.64m)

A superb, light and airy room with a sky lantern and glazed windows overlooking the front gardens, French glazed double doors to side.

Boot Room - 9'4" x 8'5" (2.84m x 2.57m)

Base and wall mounted units with work surfaces over, incorporating a stainless steel sink, plumbing and recess for washing machine. Floor mounted oil fired central heating boiler. Windows to rear.

Sitting Room - 15'5" x 14' (4.7m x 4.27m)

A bright room with window to front and French glazed double doors to side. Understairs cupboard.

First Floor

Bedroom 1 - 14' x 12'2" (4.27m x 3.7m)

A generous size, dual aspect master bedroom with windows to front and side elevations. Built in cupboard over stairs.

Bedroom 2 - 11'9" x 11'9" (3.58m x 3.58m)

A spacious master bedroom with twin windows to front elevation affording stunning, far reaching views over the surrounding countryside. A walk in cupboard has plumbing, it is thought it may be suitable as an ensuite.

Bedroom 3 - 10' x 9'5" (3.05m x 2.87m)

A double bedroom with window to front elevation.

Bedroom 4 - 12'8" x 7'3" (3.86m x 2.2m)

A double bedroom with window to rear elevation.

Bathroom - 9' x 8'5" (2.74m x 2.57m)

A fitted suite comprises an enclosed panelled bath, enclosed shower cubicle with a mains fed shower connected, close coupled WC and wash hand basin. Window to side elevation.

The Gardens - The generous size gardens are principally laid to lawn with a variety of mature shrubs and planting. An enclosed area adjoins the rear of the property with a paved patio area and a meandering brick paved pathways leading to the upper garden. The front gardens are enclosed and lead to the yard. A productive vegetable garden houses a polytunnel and greenhouse. with raised beds. The upper garden has a gated access off the road and is lined with mature trees.

The Land - Adjoining the property is approximately 4 acres, comprising gardens and the top field with 5 bar gate access. The property has been recently used for grazing cattle. On the opposite side of the parish road is 8 acres comprising two roadside paddocks at the top which are gently sloping to the south, being stock proof fenced with an inter connecting gateway and individual five bar gates giving good access off the parish road. The bottom section of the land houses a stunning lake with an island, and is home to an abundance of native wildlife. With natural hedgerows and mature trees.

Services - Mains electricity and water. Oil fired central heating. Private drainage.

Outbuildings - A range of useful outbuildings comprise an open fronted 2 bay hay store, and open fronted tractor shed/ garage, an enclosed timber agricultural shed, and timber stables with two loose boxes. A lodge is located in the upper garden which is laid with 2 bedrooms, an open plan kitchen/ living area and a shower room. This could suit as overflow accommodation for the main house. A further Polytunnel is located in the upper garden.



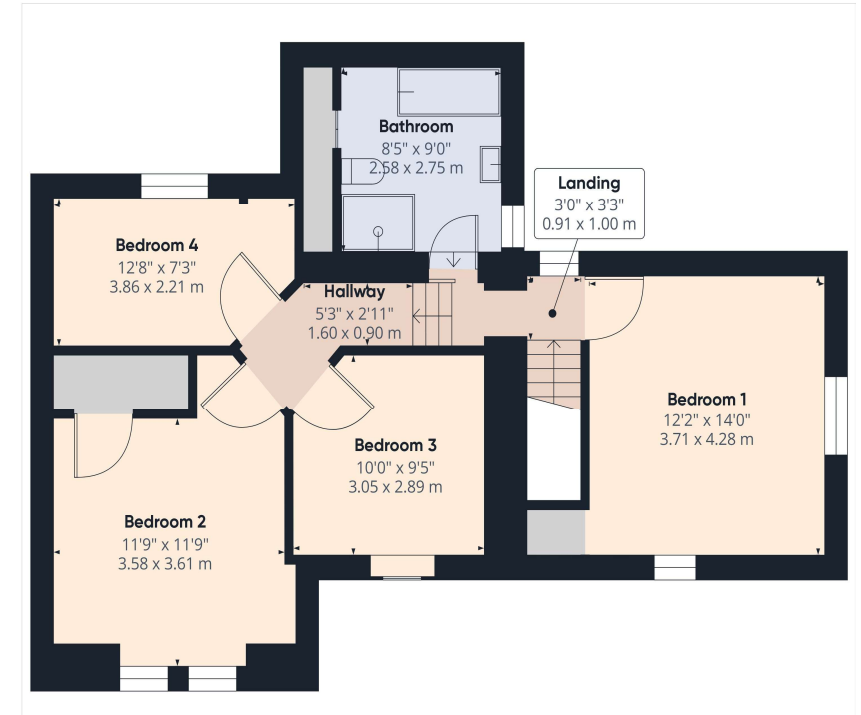
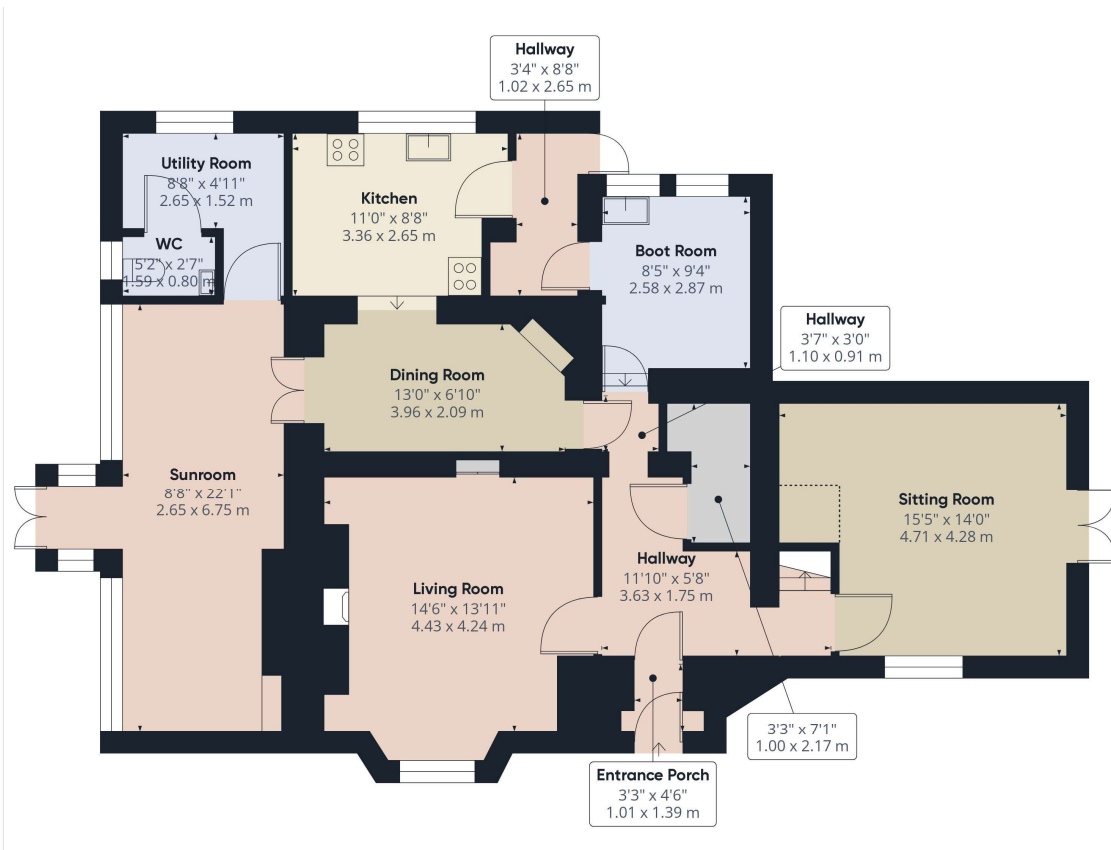
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Floorplan



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