



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Rowles Kimworthy  
Bradworthy  
Holsworthy  
Devon  
EX22 7RR

**Asking Price: £695,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
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# Rowles Kimworthy, Bradworthy, Holsworthy, Devon, EX22 7RR



- CHARACTER FARMHOUSE
- 3/4 BEDROOMS (1 ENSUITE)
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- ADJOINING 3 BED BARN CONVERSION
- OFF ROAD PARKING & WORKSHOP
- GENEROUS GARDEN EXTENDING TO APPROX. 1 ACRE
- SOUGHT AFTER LOCATION
- GREAT LINKS TO THE POPULAR VILLAGE OF BRADWORTHY
- DUAL ACCOMMODATION OPPORTUNITY OR INCOME POTENTIAL.



Situated in between the sought after village of Bradworthy and the popular Tamar Lakes, it's an exciting opportunity to acquire Rowles Kimworthy, which hasn't been on the market in over 30 years! This spacious farmhouse offers a 3/4 bed, 1 ensuite, main residence, with 3 receptions rooms and 2 further bathrooms. In addition to the main house, there is also an adjoining barn conversion which comprises 3 bedrooms, 2 reception rooms and a family bathroom. The main house and Annexe sit within its own wrap around garden which extends to approx. 1 acre. This residence would be ideally suited to those looking for multi-generation living or for those wanting a property with income potential. An internal viewing is highly recommended to appreciate the location and versatility that this property has to offer! EPC TBC.



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### Directions

From Holsworthy proceed on the A3072 towards Bude, at the M&S garage, take the right hand turn, signposted Chilsworthy/Bradworthy. Continue on this road, through the village of Chilsworthy, towards Bradworthy. After approx. 3.8 miles, take the left hand turn, signposted Alfardisworthy/Tamar Lakes. Follow the road for approx. 0.3 miles and take the right hand turn, signposted Kimworthy (no through road). After a short distance, the entrance to Rowles Kimworthy will be found on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

### Situation

Situated on the edge 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.



# Internal Description

## Main House

### **Entrance Porch** - 8'10" x 5'10" (2.7m x 1.78m)

Ample room to store shoes and coats. Window to front and side elevation. External door to side, internal door to inner hallway (connects the annexe to the main house).

### **Kitchen** - 17'6" x 7'10" (5.33m x 2.4m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap, "Beko" electric oven and grill, "Candy" 4 ring hob. Space for fridge/freezer and plumbing for dishwasher. 2 x windows to front elevation.

### **Utility Room** - 10'3" x 7'10" (3.12m x 2.4m)

Fitted with a range of base units with work surfaces over, incorporating a stainless steel sink drainer unit with electric tap over. Space for chest freezer, and plumbing for washing machine and tumble dryer. Window to side elevation, external door to front elevation, internal door to kitchen.

### **Dining Room** - 16'5" x 15'4" (5m x 4.67m)

Feature inglenook fireplace housing wood burning stove, stone surround, stone hearth and wooden mantle. Ample room for large dining table and chairs. Stairs lead to first floor landing, with under stairs storage. Access to the Office/Bedroom 4, Living Room, Conservatory and Bathroom.

### **Living Room** - 15'9" x 14'3" (4.8m x 4.34m)

A light and airy reception room with 2 x windows to rear elevation, overlooking the garden. Feature inglenook fireplace housing wood burning stove with clome oven and stone surround and hearth. Ample room for sitting room suite.

### **Office/Bedroom 4** - 8'4" x 7'10" (2.54m x 2.4m)

Currently set up as an office. Window to side elevation, overlooking the garden. Would also be suitable a single bedroom.

### **Conservatory** - 11'4" x 10' (3.45m x 3.05m)

Windows to side and rear elevations, overlooking the wrap around garden. External patio doors to rear and internal double doors to dining room.

### **Bathroom** - 8'4" x 8'3" (2.54m x 2.51m)

A matching suite comprising panel bath, pedestal wash hand basin and close coupled WC. Window to rear elevation.

### **First Floor Landing** - 20'7" x 3'4" (6.27m x 1.02m)

Window to front elevation, overlooking the garden. Access to loft hatch and airing cupboard housing the hot water cylinder.

**Bedroom 1** - 16'11" x 14'4" (5.16m x 4.37m) Generous double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

### **Ensuite Shower Room** - 5'11" x 5'7" (1.8m x 1.7m)

A fitted suite comprising shower cubicle with "Triton" electric shower over, close coupled WC and pedestal wash hand basin. Window to side elevation.

### **Bedroom 2** - 13'3" x 12'3" (4.04m x 3.73m)

Spacious double bedroom with built in wardrobe. Window to rear elevation, enjoying views of the garden.

### **Bedroom 3** - 10'1" x 9'11" (3.07m x 3.02m)

Double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

### **Shower Room** - 7'6" x 6'4" (2.29m x 1.93m)

A fully suite comprising shower cubicle with electric "Solo Neptune" shower attachment over, close coupled WC and pedestal wash hand basin. Window to rear elevation.

## Adjoining Barn Conversion

### **Living Room** - 21'10" x 15'10" (6.65m x 4.83m)

Generous reception room with ample room for sitting room suite and dining table and chairs. Stairs leading to first floor landing. External door to side elevation leading to the parking area and double doors to the opposite side leading to the patio area.

### **Inner Hallway** - 5'8" x 4'4" (1.73m x 1.32m)

Allows the main house to connect with the annexe.



**Snug** - 16' x 13'6" (4.88m x 4.11m)

A light and airy reception room with window and double doors to side elevation, leading to the patio area. Would suite as another sitting room or alternatively a separate dining room. Internal door to the main house.

**Kitchen/Diner** - 15' x 10'7" (4.57m x 3.23m)

A modern fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Built in electric oven, 4 ring hob and extractor. Space for free standing fridge/freezer, plumbing for washing machine, tumble dryer and dishwasher. Ample room for dining table and chairs. Windows to front and side elevations.

**First Floor Landing** - 10'10" x 6'4" (3.3m x 1.93m)

Velux window to side elevation. Gives access to the family bathroom and 3 bedrooms.

**Bedroom 1** - 13'11" x 11'5" (4.24m x 3.48m)

Spacious double bedroom with eave storage. Window to side elevation.

**Bedroom 2** - 15'10" x 7' (4.83m x 2.13m)

Double bedroom with Velux window to side elevation.

**Bedroom 3** - 10'11" x 9'3" (3.33m x 2.82m)

Single bedroom with Velux window to side elevation.



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## Family Bathroom - 7'11" x 6'8" (2.41m x 2.03m)

A matching suite comprising a "P" shaped bath with mains fed shower over, pedestal wash hand basin, low flush WC and heated towel rail. Velux window to side elevation.

## Workshop/Store Room - 18'6" x 17'9" (5.64m x 5.4m)

Light and power connected. Pedestrian access from both sides of the property. Currently being used for storage, but could also be incorporated into the dwelling, subject to gaining the necessary consents.

**Outside** - The property is approached via its own gravelled entrance drive providing ample off road parking for several vehicles. The garden which extends to approx. 1 acre, wraps around the main house and annexe and is bordered by mature hedges and trees, which provides a high degree of privacy. The garden is made up of areas laid to lawn, with a variety of mature flower, shrubs and trees throughout, including pear and apple trees. Patio areas adjoin the conservatory and the Annexe Snug, providing the ideal spot for alfresco dining and entertaining. The garden is currently open but could easily be divided into two separate gardens if required.

**Services** - Mains water and electricity. Private drainage. Oil fired central heating in the annexe via an external boiler.

## Council Tax Banding - Rowles Kimworthy: Band 'D'

Annexe at Rowles Kimworthy: Band 'B'

(please note the council bands may be subject to reassessment).

**EPC Rating** - EPC TBC.



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