

Cornerstones  
The Square  
Bradworthy  
Holsworthy  
Devon  
EX22 7TB

**Asking Price: £395,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Cornerstones, The Square, Bradworthy, Holsworthy, Devon, EX22 7TB



- 3/4 BEDROOMS
- 1 ENSUITE
- 2 RECEPTION ROOMS
- SUPERBLY PRESENTED THROUGHOUT
- RECENT KITCHEN EXTENSION
- SOUGHT AFTER VILLAGE LOCATION
- REAR ENCLOSED GARDENS
- AMPLE OFF ROAD PARKING
- SOLAR PANELS
- CAR PORT
- WORKSHOP
- EPC: TBC
- Council Tax Band: B



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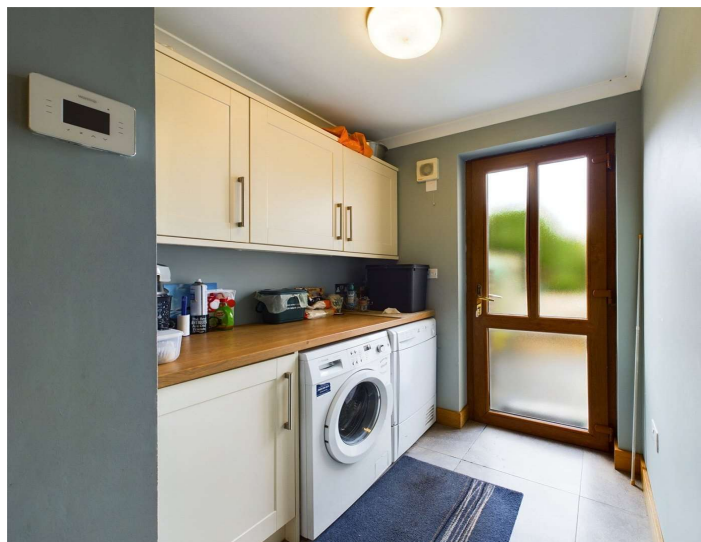


## Location

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.

## 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, the property will be found on the left hand side with a Bond Oxborough Phillips for sale notice clearly displayed.



## Overview :

**Situated in this highly sought after Village supporting a comprehensive range of local amenities is this stunning 3 bedroom (1 ensuite) 2 reception room, period property that has been extended and fully renovated by the current owners. The residence now offers superbly presented and deceptively spacious accommodation throughout with an enclosed rear garden, off road parking and a car port with solar panels.**



**Dining Room** - 16'8" x 14'2" (5.08m x 4.32m)

On the entering the property, you are greeted by a well presented dining room, with window and door to front elevation.

**Kitchen/ Breakfast area** - 15'6" x 13'10" (4.72m x 4.22m)

A stunning extension to the property, with a high quality fitted kitchen comprising a fitted range of base and wall mounted units with solid wood work surfaces over, incorporating a stainless steel 1 1/2 sink drainer units with mixer taps. Countertop 4 ring ceramic hob with extractor system over. Built in high level double oven with microwave over. Built in dishwasher, fridge and freezer. Solid wood breakfast bar. Window to rear elevation.

**Dining/ Snug area** - 22'5" x 7'9" (6.83m x 2.36m)

A light and airy space open to the kitchen, with ample space for a large dining room table and chairs and a snug area. Three skylight windows. Window and door to rear.

**Utility Room** - 6' x 5'11" (1.83m x 1.8m)

Base and wall mounted units, with plumbing and recess for washing machine and tumble dryer. Door to rear elevation.

**WC** - 5'11" x 2'9" (1.8m x 0.84m)

Close coupled WC and wash hand basin. Window to side elevation.

**Living Room** - 16'8" x 12'6" (5.08m x 3.8m)

A superbly presented room with a feature fireplace housing a gas fired stove with slate heath, timber mantle and brick surround. Window to front elevation.

**First Floor**

**Bedroom 1** - 11'7" x 11'6" (3.53m x 3.5m)

A spacious double bedroom with a window to front, enjoying a pleasant view over the Village Square and Church beyond. Built in wardrobes.

**Ensuite** - 5'9" x 5'8" (1.75m x 1.73m)

A well presented fitted suite comprises an enclosed shower cubicle with a mains fed shower connected, close coupled WC and a vanity unit with inset wash hand basin. Window to rear elevation.

**Bedroom 2** - 12'4" x 11'7" (3.76m x 3.53m)

A generous size master bedroom with window to rear elevation enjoying far reaching countryside views. Extensive built in bedroom furniture.

**Bedroom 3** - 9'6" x 9'5" (2.9m x 2.87m)

A double bedroom with a built in wardrobe and window to front elevation.

**Study** - 7'11" x 5'10" (2.41m x 1.78m)

Currently used as a study with window to front elevation. Could be suitable as a nursery or a single bedroom.

**Bathroom** - 8'9" x 7'9" (2.67m x 2.36m)

A well presented fitted suite comprises an enclosed panelled bath with central tap and a vanity unit with a concealed cistern WC and an inset wash hand basin.

**Outside** - The property has a ample off road parking to the rear, with a tarmac driveway and a car port and adjacent workshop. The enclosed rear gardens and well landscaped with a paved patio area adjoining providing the ideal spot for alfresco dining. Steps lead up to a level lawn bordered by mature shrubs and attractive planting.

**Services** - Mains electricity, water and drainage. Solar panels

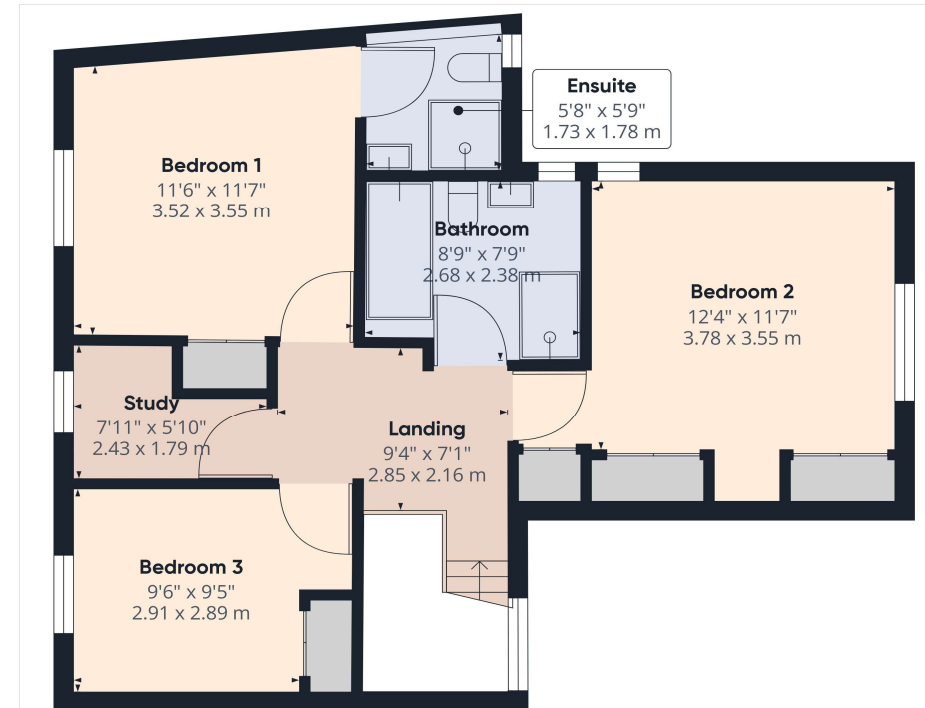
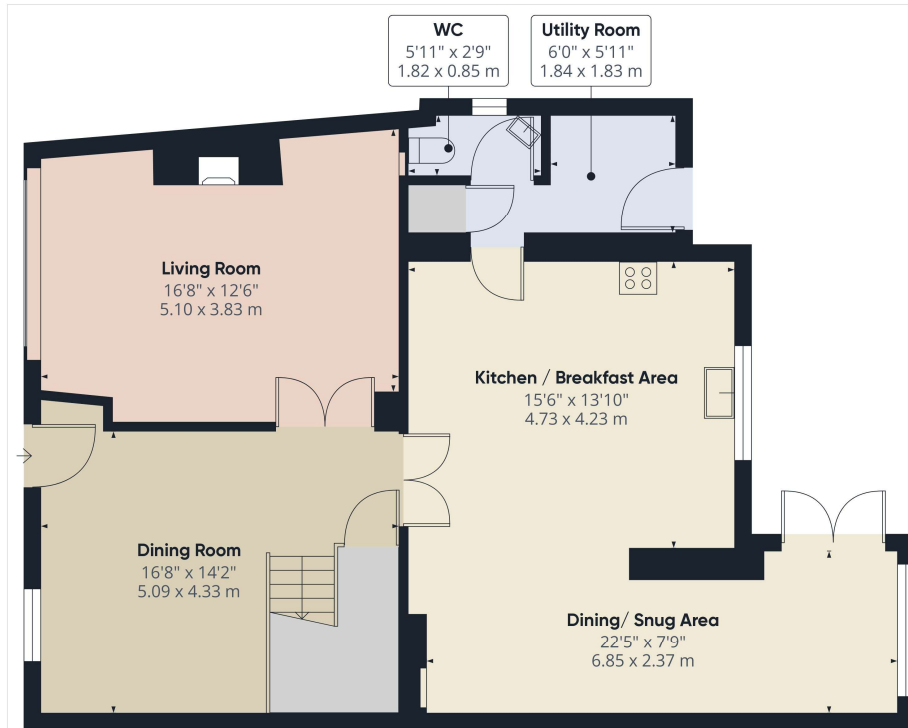








# Floorplan



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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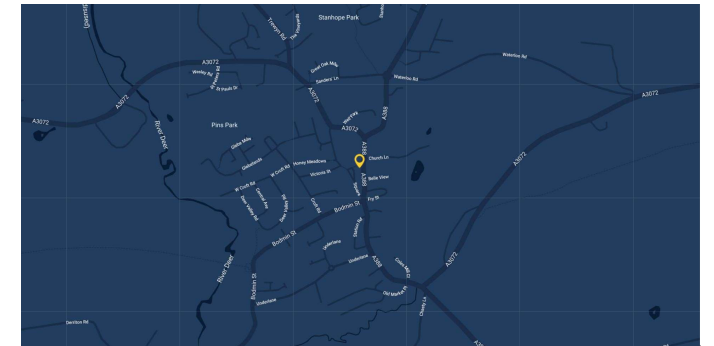
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