

The Old Forge  
The Square  
Bradworthy  
Holsworthy  
Devon  
EX22 7TD

**Asking Price: £220,000 Freehold**



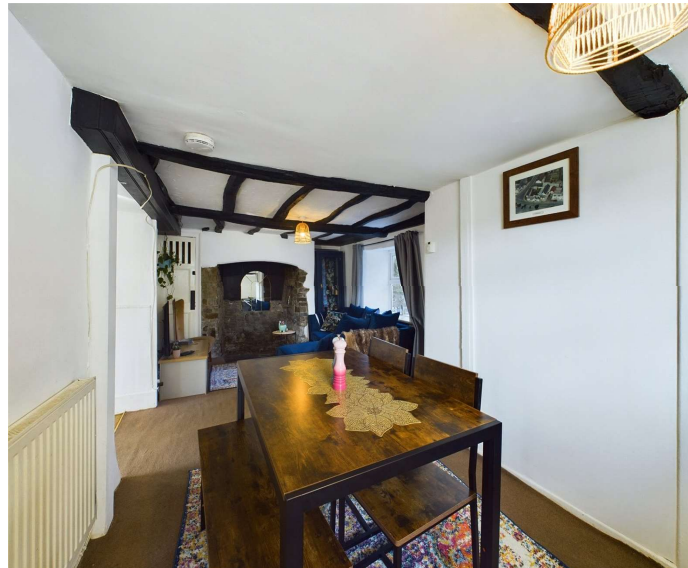
Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# The Old Forge, The Square, Bradworthy, Holsworthy, Devon, EX22 7TD



- 3 BEDROOMS
- PERIOD PROPERTY
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- CHARACTER FEATURES THROUGHOUT
- LPG CENTRAL HEATING
- NO ONWARD CHAIN
- SMALL AMENITY YARD
- EPC: E
- Council Tax Band: C



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## Overview

Located in the centre of this highly sought after Village, supporting a comprehensive range of local amenities including the popular village pub and well a regarded primary school. This period residence boasts many original character features, with 3 bedrooms, a well equipped kitchen, a living room and a snug. Small amenity yard suitable for storage. Available with no onward chain.

## 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 Old Forge will be found on the right hand side with a Bond Oxborough Phillips for sale notice clearly displayed.

## Entrance Porch

### Kitchen - 10'2" x 7'6" (3.1m x 2.29m)

A well presented cottage kitchen comprises a range of base and wall mounted units with work surfaces over incorporating an inset Belfast sink with mixer tap over. Built in oven with 4 ring ceramic hob and extractor system over. Plumbing and recess for washing machine, space for tall fridge/ freezer. Window to front overlooking the Square.

### Snug - 8'6" x 6'3" (2.6m x 1.9m)

Window to front elevation.

### Living Room - 24'5" x 9'11" (7.44m x 3.02m)

A spacious and characterful room with a stone inglenook fireplace with a slate hearth and clome oven. Ample space for a living room suite and a dining room table and chairs. Windows to side and rear elevations. Under stairs storage cupboard.

First floor

### Bedroom 1 - 12'9" x 7'2" (3.89m x 2.18m)

A double bedroom with window to front elevation.

### Bedroom 2 - 11'3" x 10' (3.43m x 3.05m)

An 'L' shaped double bedroom with window to rear elevation.

### Bedroom 3 - 10'5" x 7'3" (3.18m x 2.2m)

A double bedroom with window to front elevation.

### Bathroom - 7'4" x 4'10" (2.24m x 1.47m)

A fitted suite comprises an enclosed panelled bath with shower over, close coupled WC and wash hand basin. Window to side elevation.

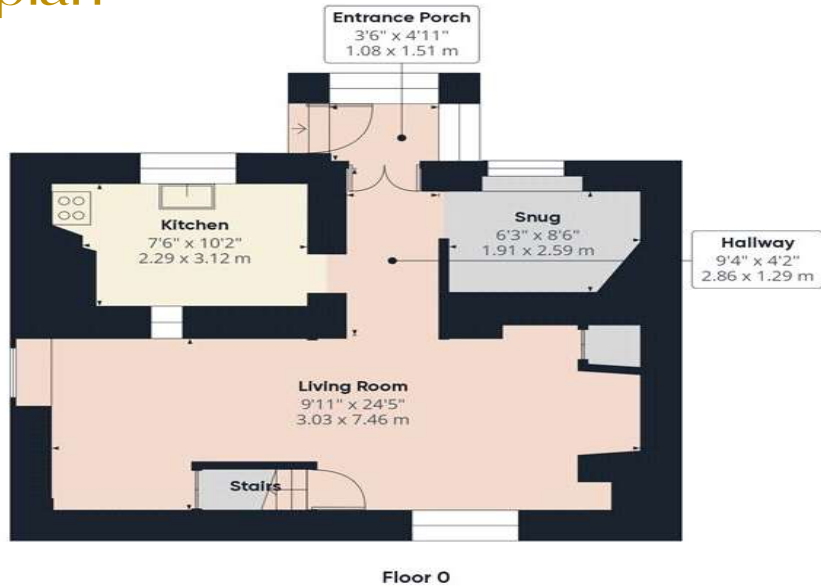
**Small amenity Yard** - A short distance from the property, accessed via a pedestrian gate. Currently housing LPG bottles for the property.

**Services** - Mains electricity, water and drainage. LPG gas central heating.





## Floorplan



## 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.

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