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Changing Lifestyles

The Nest
Bradworthy
Holsworthy
Devon
EX22 7RY

Asking Price: £100,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

The Nest, Bradworthy, Holsworthy, Devon, EX22 7RY



- 3 BEDROOMS
- TIMBER LOG CABIN
- 12 MONTH HOLIDAY OCCUPANCY USE
- WOOD BURNING STOVE
- SCANDANAVIAN DESIGN
- ENCLOSED GARDENS
- RAISED TIMBER DECKED AREA
- VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- EPC: TBC
- Council Tax Band: TBC



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Overview

Situated on the outskirts of the popular Village of Bradworthy, is this freehold holiday restricted, Scandinavian style lodge being a generous size and well presented with 3 bedrooms, open plan kitchen living space with a wood burning stove, bathroom and a dining room/sun room. Located within the picturesque and grounds of Berridon Hall, the lodge boasts its own private garden with a raised decking area with stunning views over the surrounding countryside. Parking is available nearby. The Nest can be available fully furnished and offers excellent income potential if desired.

Location

The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores. 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 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 is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

Directions

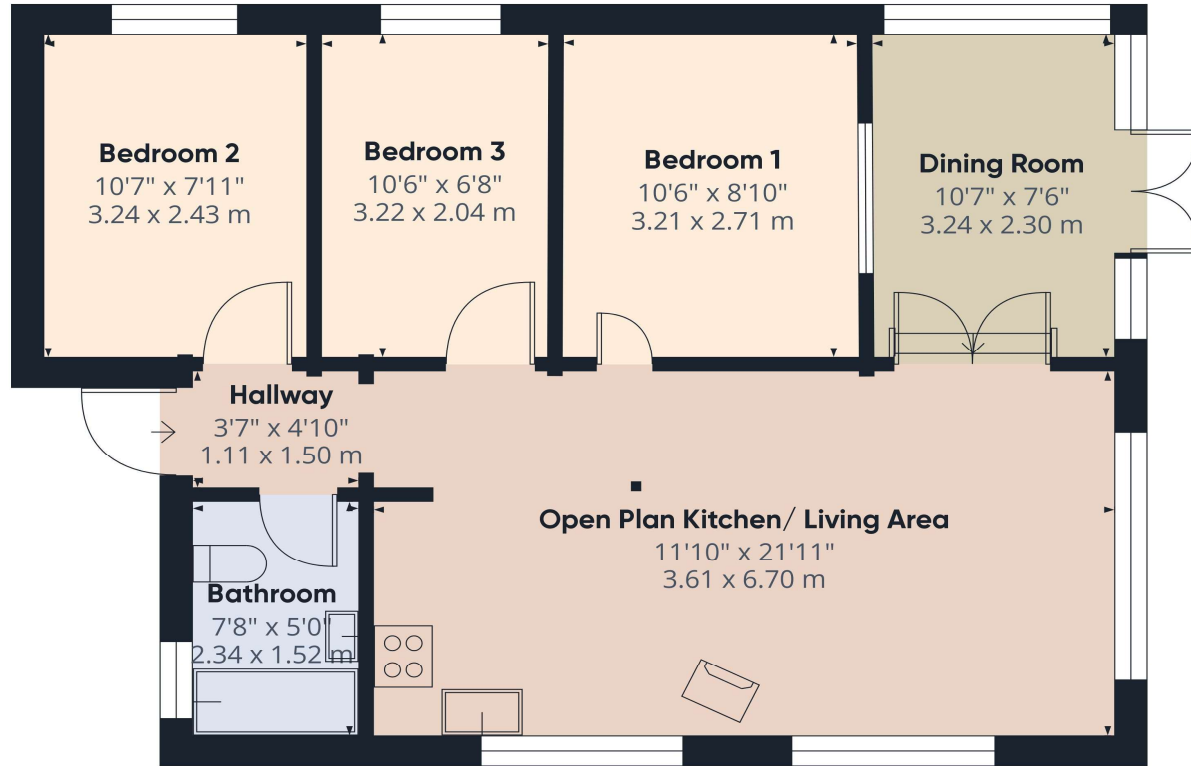
From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the M & S Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for 7 miles into the village square and take the left hand turn past Wickets Garage. Continue on this road for a short distance turning right signposted Berridon Hall. Proceed up the entrance lane turning left at the fork. The Nest will then be found on the left hand side.

Services - Mains electricity and water. Communal Septic Tank.

Agents Notes - The Nest is subject to a 12 month holiday occupancy restriction, and can not be lived in as a main residence.



Floorplan



Approximate total area⁽¹⁾
642.07 ft²
59.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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