

Brexworthy View

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Bradworthy, Holsworthy, EX22 7TR

Bradworthy 2.4 miles - Kilkhampton 3.1 miles - Bude 8.9 miles

This rural property, with no close neighbours, enjoys far-reaching views towards Tamar Lakes, and comprises a four-bedroom farmhouse, a separate two-bedroom barn conversion, a holiday let studio, useful outbuildings and just under 3.5 acres of gardens and paddocks.

- Attractive four bedroom farmhouse
- Separate two-bedroom barn conversion plus studio
- Kitchen/dining room with central island
- Impressive family/sun room with bi-fold doors
- Countryside views towards Dartmoor and Bodmin Moor
- Three paddocks, stables and large workshop/store
- Potential for lifestyle, equestrian and income
- Just under 3.5 acres of land
- Freehold
- Council Tax Band: House -E, Barn - B

Guide Price £795,000

SITUATION

Brexworthy View occupies a peaceful position in the Devon countryside, surrounded by open farmland. Its elevated setting takes full advantage of the far-reaching views across the surrounding landscape towards Tamar Lake, with Dartmoor and Bodmin Moor visible on a clear day. The nearby village of Bradworthy offers a good range of everyday amenities, including local shops, a traditional pub, post office, butcher, garage/filling station, vets and a doctors' surgery. The neighbouring village of Kilkhampton provides further facilities, while the coastal town of Bude is within 9 miles and offers a wider selection of shops, supermarkets, schooling, healthcare and leisure amenities along with sandy beaches and stunning cliff top walks. Tamar Lakes itself offers sailing, canoeing, windsurfing, fishing and scenic walking routes, making this an appealing location for those who enjoy an active outdoor lifestyle.

DESCRIPTION/ACCOMMODATION

The principal house is an attractive farmhouse which combines the character of a traditional rural property with a number of well-considered modern improvements. The accommodation is arranged over two floors, with a welcoming snug/sitting room, a well-equipped kitchen and dining area, and a particularly impressive family room forming the heart of the ground floor. The kitchen is fitted with a range of contemporary units, a central island and integrated appliances, while exposed stonework, slate flooring and a wood-burning stove bring warmth and character to the space. The separate sitting room provides a comfortable place to relax, with a further wood burner creating an attractive focal point. Of particular note is the family room, added to make the most of the property's setting. Underfloor heating and two sets of bi-fold doors create a light-filled space that opens directly onto the patio.







The first floor provides four bedrooms and a family bathroom, with several rooms enjoying attractive rural outlooks. The accommodation is complemented by a useful utility room, pantry and ground-floor shower room and Upvc double glazed windows

Adjoining the main residence is Tamar View, a converted barn offering independent two-bedroom accommodation. With its own open-plan living space, kitchen, bathroom, wood-burning stove, separate oil fired central heating and a mix of timber and Upvc double glazed windows, it provides considerable flexibility for visiting family and friends, multigenerational living or for potential holiday or rental use, as it has permission to be used for either.

In addition to this, our clients have, under permitted development, converted part of the workshop to a studio/Air BnB accommodation, with a shower room, mezzanine bed area and sink - ideal for an independent teenager or for supplementary income.

OUTSIDE

The property has 2 driveways providing flexibility and ample space for several vehicles. The farmhouse is surrounded by established gardens, with lawns and a patio area offering attractive places to sit, entertain or simply enjoy the outlook across the countryside towards Tamar Lakes. The land extends to just under 3.5 acres and is divided into three defined paddocks, enclosed by mature hedgerows and further divided by wooden fencing. The pasture offers scope for a variety of uses, including keeping horses or other livestock, subject to individual requirements. A range of useful outbuildings adds further appeal. These include stables arranged in four sections, a workshop with power and water connected, and a separate block-built store. The workshop is currently used for storage and may offer further possibilities, subject to planning permission and any other necessary consents. The combination of gardens, paddocks, parking and ancillary buildings gives the property a genuine smallholding feel, while retaining a manageable scale for buyers looking for a rural lifestyle rather than a substantial agricultural holding. Overall, Brexworthy View offers a rare combination of a characterful family home, independent additional accommodation, useful equestrian facilities and an attractive parcel of countryside, all set within a peaceful location with far-reaching views.

SERVICES

Main electricity, water and private drainage via a septic tank. There is bore hole on site but is currently not is use. Oil fired central heating to both properties. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Kilkhampton, proceed north on the A39 and take the first turning left signposted to Bradworthy. At the next T-junction, turn left and follow this road until reaching Brexworthy view, which will be found in a prominent location, on the right side of the road.

What3words - driveway.denoting.point

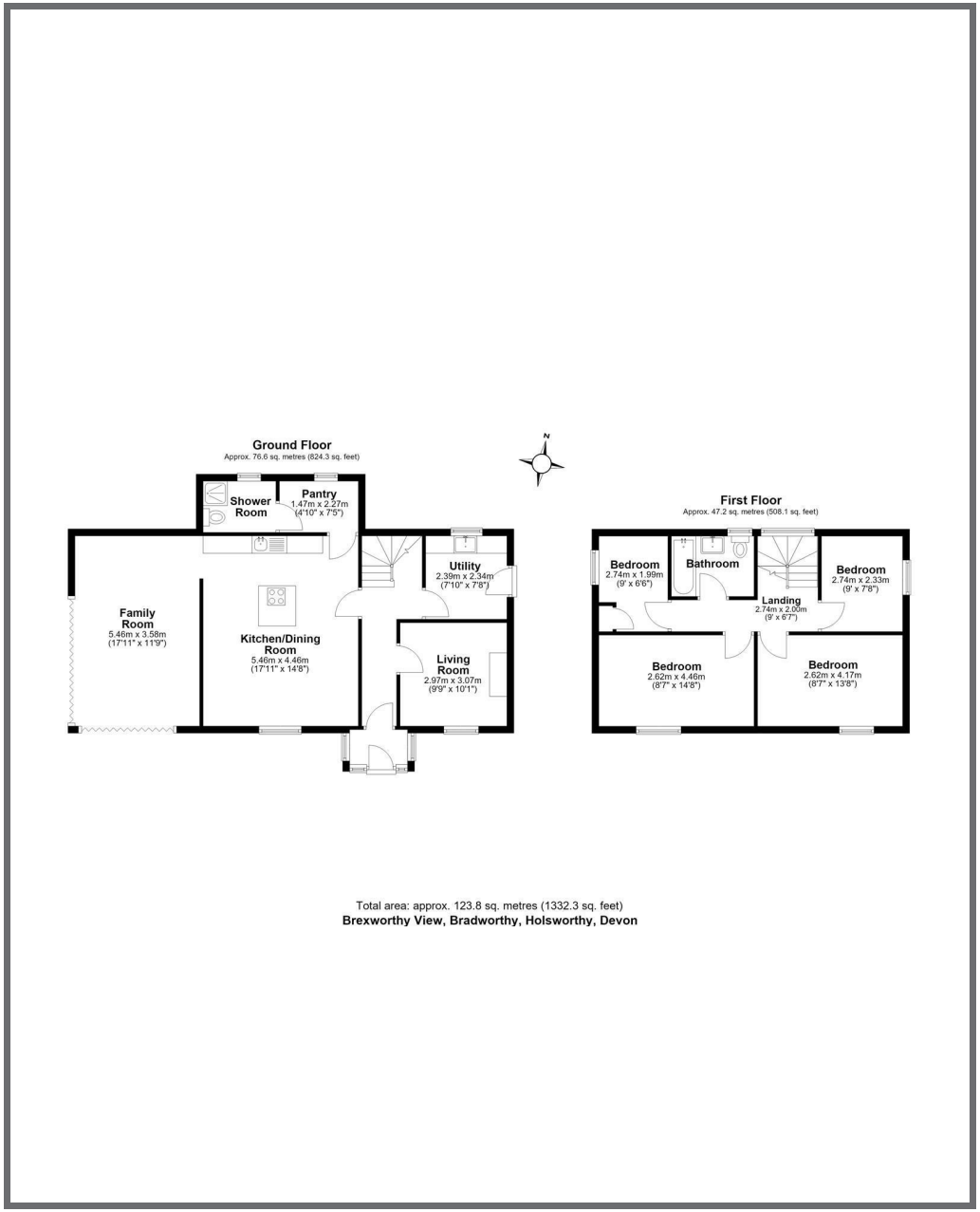


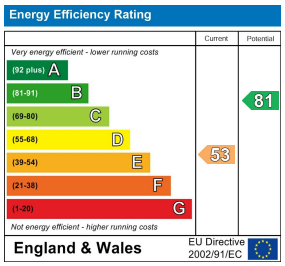




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