



34 Southfields, Bridgerule, Holsworthy, EX22 7DX

Price Guide £415,000

- Spacious Family Home
- Countryside Views
- Upside Down Living
- Driveway & Garage
- NO CHAIN!
- South Facing Enclosed Garden
- Popular Village Location
- Large South Facing Balcony
- Versatile Accommodation

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This well-appointed and generously sized detached home features a reverse-level layout, designed to take full advantage of stunning countryside views from the main living areas. Located in the charming and sought-after village of Bridgerule.

The upper level comprises a welcoming entrance hall, a convenient WC, a bright and spacious living room with patio doors opening onto a south facing balcony ideal for outdoor seating, a separate dining room, and a sleek contemporary kitchen finished in grey high-gloss units with integrated appliances and utility room. The lower ground floor offers four well-proportioned bedrooms, a family bathroom, an additional shower room, and a practical Laundry room. Externally, the home benefits from a single garage and off-street parking for 3 vehicles. The south-facing rear garden is fully enclosed and mainly laid to lawn—perfect for enjoying the sunshine in a private setting.



Council Tax Band: E



GROUND FLOOR

Entrance Hallway

Welcomes you into the home.

Dining room

14'7" x 9'4"

Ample sized dining room with two windows flooding room with light and with laminate flooring. The ideal space for entertaining.

Lounge

14'7" x 12'10"

Double patio doors seamlessly open onto a large balcony, complete with side screens for added privacy and an electric awning for shade—perfect for relaxing outdoors and taking in the countryside views. The room also benefits from a feature fireplace, offering a striking focal point and adding warmth and character to the space.

Kitchen/Diner

14'7" x 9'3"

Positioned to the rear to take full advantage of views over the garden and surrounding countryside, the kitchen is fitted with a contemporary range of wall, base, and full-height food cupboards, all complemented by a stone-effect work surface. It features an inset one-and-a-half bowl stainless steel sink with drainer, twin integrated Fisher & Paykel pyrolytic electric ovens, a touch-control induction hob with extractor above, integrated fridge, twin slimline wine coolers, and a dishwasher. The space is finished with stylish laminate flooring, offering both practicality and a modern aesthetic.

Utility/Store

This handy space, created by utilising the rear of the large garage, offers a versatile area for storage, utility or a boot room, and includes a basin with cupboards beneath for practical storage, plus access to the loft for additional overhead storage.

Garage

Accessed via an up-and-over door, with a handy internal personal door to the rear, the garage is fitted with power, lighting, and a water supply—making it ideal for a workshop, utility space, or secure storage.

LOWER GROUND FLOOR

Bedroom 1

11'8" x 9'0"

A further double bedroom at the rear of the home, boasting countryside views and laid with carpet.

Bedroom 2

11'7" x 10'7"

A good sized double bedroom at the front of the property with built in double wardrobes and laid with carpet.

Bedroom 3

10'6" x 9'3"

A third bedroom overlooking the garden and out towards the countryside, also benefitting from a triple built in wardrobe and laid with carpet.

Garden Room/ Bedroom 4

An occasional room laid with carpet, which also takes in the countryside views and offers access out onto the rear garden via french doors.

Shower Room

Featuring fully tiled walls and a matching tiled floor, this contemporary power shower room is fitted with a modern white suite, including a shower, low level WC, and a sleek vanity unit with integrated basin. A wall-mounted mirror with built-in lighting completes the look, while a full-height dual fuel towel rail radiator provides year-round comfort. Natural light is drawn in through a window, enhancing the space and ventilation.

Shower Room

A further shower room is fitted with a modern white suite, comprising an electric shower, low level WC, and wash hand basin with a mirrored cabinet featuring integrated lighting. Side windows provide natural light, and the space is finished with stylish tiled flooring.

Laundry Room

11'5" x 7'6"

This practical space comprises a compact kitchenette with a stainless steel sink, cupboard space designed to house a washing machine and tumble dryer, a double-door airing cupboard, and a separate vacuum cupboard. It benefits from ample built-in storage throughout, tiled flooring, and direct access out onto the rear garden via the back door.

Outside

To the front of the property, there is off-road parking for three vehicles. A flat area beneath the driveway discreetly houses the oil tank and provides additional storage space. An attractive rockery slopes down to the lower ground floor and offers handy side access on both sides of the property. The rear south-facing garden is enclosed and has been immaculately maintained, featuring a patio area, a well-kept lawn, and a useful garden shed for further storage. Beyond the fencing, the garden continues into a charming 'secret garden' that leads down to the stream, offering a peaceful and secluded outdoor retreat.

Services

Mains electric, water and drainage. Oil fuelled central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 80 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Directions

From Bideford, follow the A39 south towards Kilkhampton. As you approach the village, take the left turn signposted Holsworthy/Launceston. Continue along this road until you reach Redpost, then drive past it and take the second left, signposted Bridgerule. From there, take the second right-hand turn, and you'll arrive at Southfields.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

