







# HIGHSTEAD BARTON,

Bradford, Holsworthy, Devon, EX22 7AA

Price £750,000

- Charming Grade II\* Listed period thatched property
- Located in the picturesque Hamlet of Bradford
- Sitting room with wood burner, snug/sitting room, kitchen dining room
- Four/five bedrooms, ensuite and dressing room to principal bedroom
- Beautifully landscaped 0.75 acre gardens and range of outbuildings

Highstead Barton is a charming period thatched property (rethatched in 2023) nestled away in a quiet and unspoilt rural location offering pleasant countryside views from a number of the rooms, with parts of the Grade II\* Listed house believed to date back to the 1500's.

The property is located in the picturesque Hamlet of Bradford, approximately 4 miles from the village of Shebbear with its well known Public School of Shebbear College, six miles from the market town of Holsworthy and 15 miles to the coastal town of Bude.

The property offers an abundance of exposed timbers, slate flag stone floors, wood burners and the accommodation briefly comprises entrance hall, sitting room with wood burner, snug/second sitting room with wood burner, family room/ground floor bedroom five, study, kitchen dining room with redfyre range, utility and ground floor bathroom. On the first floor there are four bedrooms with a dressing room and ensuite to the principal bedroom.

The property sits in approximately 3/4 of an acre of well maintained gardens offering pleasant views, a range of useful outbuildings and workshop.







### DIRECTIONS

From Bude head out of town towards Stratton and then take the A3072 towards Holsworthy. As you enter the town of Holsworthy take the third left into Sanders Lane. At the mini roundabout take the second exit signposted Okehampton, head along Waterloo Road and take the first left onto the A3072. Stay on this road until reaching Brandis Corner turn left signed Shebbear. Follow this road for approximately 1 mile and passing the National Trust site Dunsland take the next right down a private lane and the property will be located on the left hand side with Highstead Barton name plaque.

### ENTRANCE HALL

Entering via a wooden framed glazed door to the entrance hall with stairs ascending to the first floor with arch leading to:-

### INNER HALL

Feature wooden beams, wooden recess with shelving, built in cupboard, feature wooden arch and doors serve the following rooms:-

### SITTING ROOM

**16'2 max' 10'8 min" x 13' 8" (5.13m x 4.17m)** Wooden framed glazed window to the front elevation offering a pleasant outlook across the gardens and valley. Wooden beams, stone fireplace with wooden lintel, slate hearth, bread oven and Villager wood burner. Radiator.

### FAMILY ROOM/BEDROOM FIVE

**11' 2" x 9' 4" (3.4m x 2.84m)** Wooden framed glazed window to the front elevation offering a pleasant outlook across the gardens and valley. Wooden beams to the ceiling, feature fireplace with wooden mantle and tiled surround and radiator.

### KITCHEN/DINING ROOM

**19' 3" x 10' 8" (5.87m x 3.25m)** Wooden framed double glazed window with deep windowsill to the rear elevation overlooking the garden and wooden framed glazed internal window. Inset lighting, door to useful pantry, green 'redfyre' oil fired range and exposed wooden flooring.

The kitchen is fitted with a range of cream base units with granite worksurface with incut drainer,

under mounted Belfast style sink, integrated undercounter fridge and space and plumbing for dishwasher. Door to:-

### REAR PORCH

**9' 2" x 8' 10" (2.79m x 2.69m)** Wooden stable style door to the side elevation and wooden framed glazed window. Wall mounted consumer unit and electric meter.

### UTILITY ROOM

**10' 8" x 9' 00" (3.25m x 2.74m)** A dual aspect room with wooden framed glazed windows to the rear and side elevations. Wall mounted sink unit, space and plumbing for washing machine, slate flagstone flooring and Worcester floor standing oil fired boiler.

### BATHROOM

**10' 7" x 7' 00" (3.23m x 2.13m)** A spacious dual aspect bathroom with wooden framed glazed windows to the rear and side elevation. Roll top bath with central traditional bath shower mixer tap with handset, quadrant shower with electric shower, pedestal wash hand basin, WC, radiator and slate flagstone flooring.

### SNUG/SECOND SITTING ROOM

**15' 8" x 11' 6" (4.78m x 3.51m)** Feature wooden beams to the ceiling, wooden framed glazed window to the front elevation offering a pleasant outlook across the gardens and valley. Inglenook style stone fireplace with large wooden mantle, slate hearth with wood burner, fitted book shelf and cabinet to the side and radiator. Door to:-

### STUDY

**17' 2" x 6' 5" (5.23m x 1.96m)** Wooden framed glazed windows to the front and side elevations with a pleasant outlook across the gardens and valley. Radiator.

### FIRST FLOOR

A split landing with exposed wooden floorboards and cupboard housing the factory lagged hot water cylinder. Doors serve the following rooms:-

### BEDROOM ONE

**16' 2" x 14'2 max' 10'00 min" (4.93m x 4.52m)** A bright and spacious dual aspect principle bedroom with wooden framed glazed windows to the front and rear elevations offering a pleasant outlook over the surrounding countryside. Built in wardrobes, exposed wooden flooring and radiator.

### DRESSING ROOM

**16' 2" x 3' 10" (4.93m x 1.17m)** Wooden framed glazed windows to the front and rear elevations, built in cupboards, exposed wooden flooring and radiator.

### ENSUITE

**9' 00" x 4' 2" (2.74m x 1.27m)** Wooden framed glazed window to the rear elevation. Shower enclosure with electric shower, pedestal wash hand basin, push button low flush WC and exposed wooden flooring.

### BEDROOM TWO

**14' 2" x 11'11 max' 8'3 min" (4.32m x 3.56m)** A spacious double bedroom with wooden framed glazed window with window seat and storage, offering a pleasant outlook over the surrounding countryside. Wooden beams to ceiling, built in wardrobes, radiator and exposed wooden floorboards.

### BEDROOM THREE

**14' 6" x 7'8 max' 6'4 min" (4.42m x 2.29m)** Wooden framed glazed window to the front elevation offering a pleasant outlook over the valley. Exposed wooden beams and radiator.

### BEDROOM FOUR

**11' 00" x 8' 2" (3.35m x 2.49m)** Wooden framed glazed window to the side elevation overlooking the gardens. Built in wardrobe, radiator and loft hatch access.

### WC

**7' 7" x 2' 7" (2.31m x 0.79m)** Wall mounted wash hand basin and a push button low flush WC.

### OUTBUILDINGS

Outside store 9'8 x 7'10 light and power connected

Wood Store 8'5 x 5'4 light connected

Barn One 28'2 x 19'4, light and power connected, double doors to the front elevation

Barn Two 39'7 x 19'9, light and power connected, double doors to the front elevation.

### GARDENS

The property is set within well maintained three quarters of an acre gardens, approached via a gravel drive providing extensive off road parking. Gravel and cobble path leads to the front door, pretty south facing part walled garden located to the front with mature hedging, well maintained and established flower beds. To the side and rear of the property the gardens are laid to grass, wide selection of mature trees and shrubs, raised vegetable beds and fruit trees.

### COUNCIL TAX

Band F

### SERVICES

Mains electricity and mains water. Private drainage via septic tank and oil fired central heating. Fibre connected to premise.

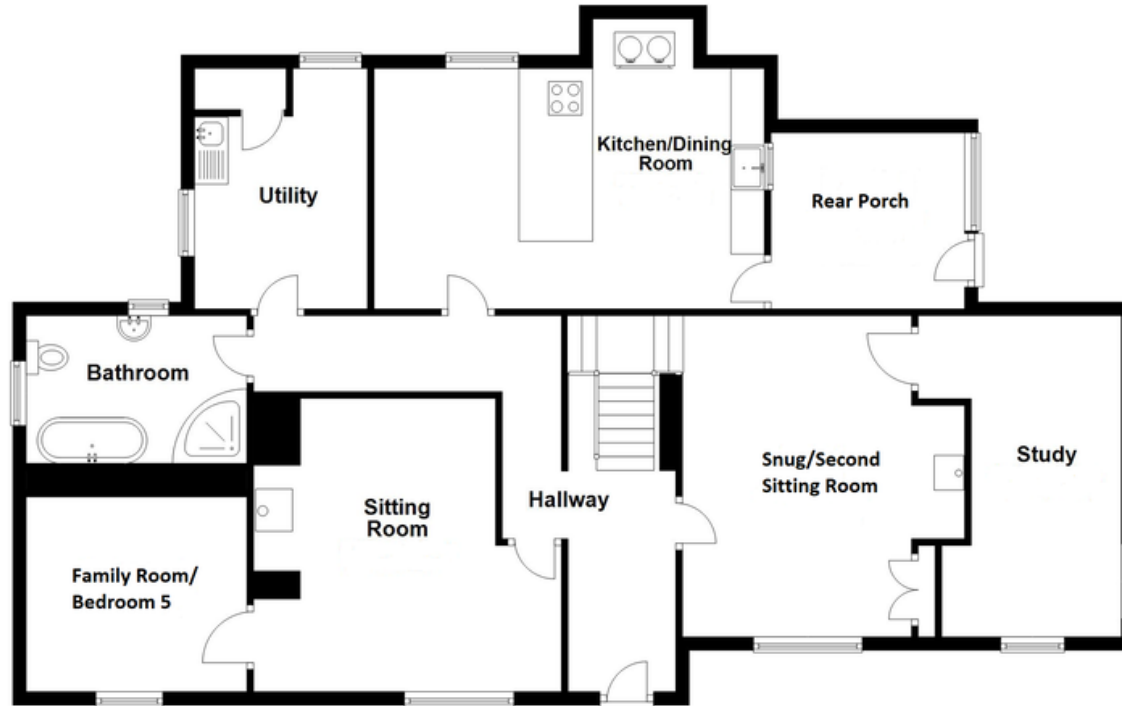
### TENURE

Freehold



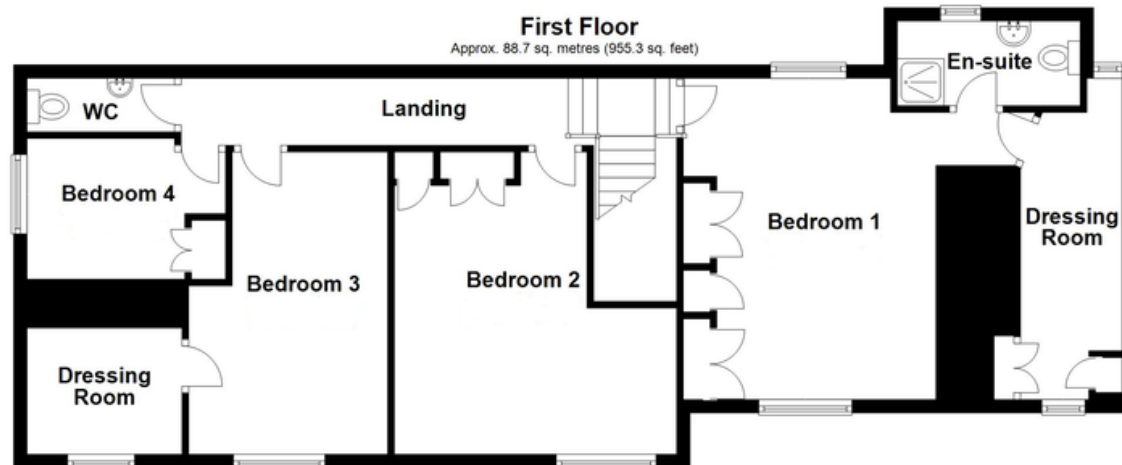
### Ground Floor

Approx. 127.1 sq. metres (1368.1 sq. feet)



### First Floor

Approx. 88.7 sq. metres (955.3 sq. feet)



Total area: approx. 215.9 sq. metres (2323.4 sq. feet)

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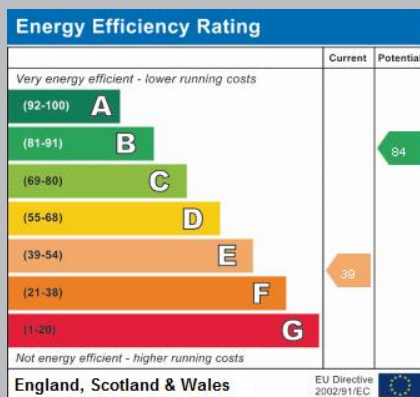




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

32 Queen Street  
Bude, Cornwall  
EX23 8BB

