







# KIMWORTHY COTTAGE,

Bradworthy, Holsworthy, Devon, EX22 7RP

Price £800,000

- A rare lifestyle opportunity and multi generational living with potential for holiday letting income
- Peaceful rural location sitting in 2.6 acres with separate field entrance
- Principle house with kitchen, cosy living room, conservatory, 3 bedrooms and family bathroom
- Self contained, well appointed one bed annex with large conservatory
- Two log cabin holiday lets & warmed outdoor swimming pool
- Numerous outbuildings

Embrace an exceptional lifestyle at Kimworthy Cottage, a charming and well-equipped residence nestled in a tranquil location with expansive 2.6-acre grounds. Perfect for flexible living, the property includes a self-contained annex, two inviting log cabin holiday lets and a delightful warmed outdoor pool.

The main house offers a cozy living room with an inglenook fireplace, a kitchen/diner with a traditional solid fuel Aga, a bright conservatory and three bedrooms. The adjoining one-bedroom annex provides independent living with a kitchen, living/dining area, conservatory, double bedroom and bathroom.







#### ENTRANCE HALL

**6' x 4' 7" (1.83m x 1.4m)** Entering the property via a UPVC double glazed door to the front elevation, useful hanging space for coats and shoes. Door to utility.

#### UTILITY ROOM

**7' 6" x 4' 7" (2.29m x 1.4m)** Double glazed window to the rear elevation and door to the side, leading out to the garden. Space and plumbing for washing machine and tumble dryer.

#### KITCHEN/DINER

**24' 9" x 7' 7" (7.54m x 2.31m)** A light, triple aspect room fitted with matching base units, with worksurface over, inset stainless sink with side drainer, space for free standing electric oven and fridge freezer, solid fuel Rayburn, beams to ceiling and attractive floor tiles.

#### LIVING ROOM

**21' 4" x 10' 11" (6.5m x 3.33m)** Feature inglenook fireplace with solid fuel burner, inset bread oven and slate hearth, beams to ceiling, laminate flooring and windows and doors to the conservatory. Stairs ascend to the first floor and two wall mounted radiators.

#### CONSERVATORY

**12' 2" x 8' 2" (3.71m x 2.49m)** A triple aspect UPVC double glazed conservatory overlooking the rear garden, with double doors opening to a small patio area.

#### BEDROOM 1

**11' 2" x 10' 3" (3.4m x 3.12m)** Wooden framed double glazed window to the rear elevation overlooking the garden, built in wardrobe and cupboard housing the hot water cylinder, exposed floor boards and beams to ceiling.

#### BEDROOM 2

**9' 2" x 8' 2" (2.79m x 2.49m)** Double glazed window to the side elevation and wall mounted radiator.

#### BEDROOM 3

**7' 8" x 6' (2.34m x 1.83m)** Wooden windows to the rear elevation wall mounted radiator. Loft hatch access, window seat and storage cupboard.



#### BATHROOM

**7' 9" x 6' 10" (2.36m x 2.08m)** Obscured double glazed window to the elevation, fitted with pedestal wash hand basin, WC and bath with electric shower over. Exposed floor boards and radiator.

#### ANNEX

#### ENTRANCE

Entering the property via a double glazed door to the side elevation, sliding doors to storage space for shoes and coats.

#### KITCHEN

**10' 7" x 11' (3.23m x 3.35m)** A dual aspect kitchen with UPVC double glazed windows to the front and side elevations. Fitted with a range of matching wood effect wall and base units, with contrasting black worksurface over, inset one and a half bowl stainless steel sink with side drainer.

Space for free standing cooker, slim dishwasher, washing machine. Inset extraction and coved ceiling.

#### LIVING DINING ROOM

**19' 4" x 11' 8" (5.89m x 3.56m)** A light and spacious dual aspect room with UPVC windows to the side elevation and double doors opening to the conservatory. Feature wood burning stove with slate hearth, further storage cupboard with sliding doors, radiator and coved ceiling.

#### CONSERVATORY

**19' 9" x 12' 2" (6.02m x 3.71m)** An impressive UPVC double glazed, triple aspect conservatory with doors leading to the rear and side gardens, leading to good sized, circular patio.

#### BEDROOM ONE

**10' 4" x 9' 3" (3.15m x 2.82m)** Double glazed window to the rear elevation, built in wardrobe.

#### BATHROOM

**9' 9" x 6' 7" (2.97m x 2.01m)** Fitted with a panel enclosed bath with electric Mira shower over, half tiled walls, obscured double glazed windows to the front elevation, pedestal wash hand basin, low flush WC and radiator.



Note: This is a 'Jack and Jill' bathroom with the other door connecting to the main house, currently not used.

## STORE ROOMS

**7' 10" x 7' 3" (2.39m x 2.21m)** Useful storage room, with light, power and TV point.

**15' 1" x 4' 7" (4.6m x 1.4m)** Further storage space with electricity and space for fridge freezer.

## OUTSIDE

The property is accessed via a gravel driveway, providing ample off-road parking. A pedestrian gate offers access to the side and rear, leading to formal gardens that have been thoughtfully divided into various areas of interest, including raised beds, polytunnel, vegetable plots, a fruit cage and mature trees and shrubs.

The grounds extend to 2.6 acres and include a range of outbuildings: several sheds, workshops, an open barn/carport (28'8 x 15'01) with light and power, a summer house (17'7 x 12'2) with light, power and water and a block-built tool shed.

## JAY & WREN HOLIDAY LODGE

Two detached timber framed 'log cabins' with excellent letting potential.

## OPEN PLAN LIVING/KITCHEN/DINER

**17' 5 (Reducing 9'10)" x 16' 10 (reducing to 10'2)" (5.31m x 5.13m)** A dual aspect living space with windows to the front and rear elevation. The kitchen is fitted with a range of base units with work surface over, inset stainless steel sink. Space and plumbing for washing machine and fridge.

## BEDROOM 1

**10' 5" x 9' 7" (3.18m x 2.92m)** A spacious double bedroom with amazing countryside views to the rear.

## BEDROOM 2

**10' 5" x 6' 8" (3.18m x 2.03m)** Window to the front elevation, looking towards the swimming pool. Electric heater.

## BATHROOM

**7' 2" x 6' 4" (2.18m x 1.93m)** Fitted with WC, pedestal wash hand basin, bath with electric shower over. Airing cupboard housing the hot water cylinder.

## OUTSIDE

To the front of the property is a covered decking area, perfect for those evening BBQs and star gazing.

## SWIMMING POOL

Warmed via air source heat pump, 1m-2.4m deep. 10m x 5m plastic liner, sand filter and dedicated pump house.

## GARDEN ROOM

Currently used as ancillary accommodation.

## BEDROOM

**14' 3" x 9' 1" (4.34m x 2.77m)** UPVC double glazed window to the front elevation, gas Baxi heater and beams to ceiling.

## SHOWER ROOM

**7' x 4' 6" (2.13m x 1.37m)** Fitted with a corner shower enclosure with mains fed shower, Aqua boarding to the wet areas, pedestal wash hand basin, low flush WC. UPVC double glazed window to the side elevation and a wall mounted combi boiler.

## COUNCIL TAX

Band D

## SERVICES

Mains Water, drainage via private treatment plant. Mains electricity, Oil fired central heating

## TENURE

Freehold



### Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 sq. feet)  
Kimworthy Cottage, Bradworthy, Holsworthy, Devon

### Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 43.7 sq. metres (470.5 sq. feet)  
ay Cottage, Kimworthy Cottage, Bradworthy, Devon, Holsworth

### Ground Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



Total area: approx. 76.7 sq. metres (825.7 sq. feet)  
Kimworthy Cottage Annexe, Bradworthy, Holsworthy, Devon

### Ground Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 44.2 sq. metres (475.9 sq. feet)  
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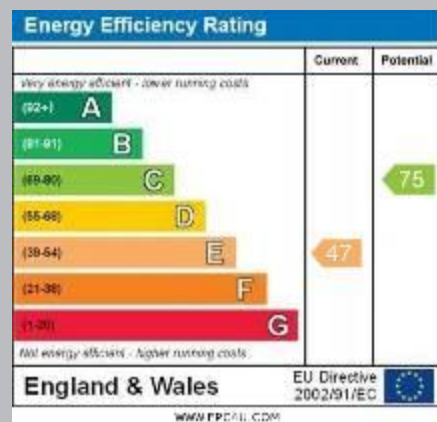






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**FLOOR PLANS & MAPS** Please note that if floor plans are displayed they are intended as a general guide



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