





BRENSHAM HOUSE,

Bridgerule, Holsworthy, Devon, EX22 7EX

Price £450,000

- Detached family home in the popular village of Bridgerule
- Four double bedrooms with ensuite to the master and a family bathroom
- Living room, Dining room, Kitchen, Utility and Garage
- Plenty of off road parking, mature gardens front and rear
- Peaceful rural location and only 6 miles to Bude town centre and Beaches

Brensham House is a well presented detached family home tucked away in an edge of village location, yet within striking distance of Bude, Holsworthy and Launceston making suitable for both the families and down sizers.

Offering four good size bedrooms, an en-suite to the principal bedroom along with a family bathroom. Downstairs there are two generous reception rooms, kitchen, WC, and useful link buildings to the rear and interconnecting into the garage.

The property occupies an enclosed, non-estate, private plot with mature gardens to front and rear, along with plenty of off-road parking.





DIRECTIONS

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted Holsworthy. Follow this road out of Stratton until reaching Red Post and turn right towards Launceston. Take the first left-hand turning, signposted Bridgerule, into the village, the property is located appx 500m along on the right hand side.

ENTRANCE HALL

Entering the property via a UPVC double glazed door into the welcoming hall with wall mounted radiator, stairs ascend to the first floor with under stairs cupboard and doors serving the following rooms.

LIVING ROOM

20' 6" x 10' 9" (6.25m x 3.28m) A light and spacious triple aspect living room with UPVC double glazed windows to the front and side elevation and double doors opening to the rear sun room. Multi pane double doors open to the dining room and feature beams to ceiling and wall mounted radiator.

DINING ROOM

14' 1" x 9' 11" (4.29m x 3.02m) Double glazed window to the rear elevation over looking the garden. Wall mounted radiator.

KITCHEN

14' 0" x 10' 3" (4.27m x 3.12m) Fitted with a range of matching cream wall and base units with contrasting wood effect work surface over, inset ceramic sink, with mixer tap over. Space for range style cooker space and plumbing for washing machine and fridge freezer, radiator. Stable door to covered side access.

WC

5' 10" x 3' 8" (1.78m x 1.12m) A ground floor WC with obscure UPVC double glazed window to the front elevation, low flush pedestal WC, wash hand basin with vanity unit under, wall mounted radiator.

LANDING

A light and airy galleried landing with UPVC double glazed window to the front elevation, wall mounted radiator, loft hatch access and doors serving the following rooms.

BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m) A spacious double bedroom with large window to the rear elevation overlooking the garden, cupboard housing the hot water cylinder. Useful hanging space and wall mounted radiator.

ENSUITE

7' 11" x 4' 8" (2.41m x 1.42m) Fitted with a shower cubicle with Triton electric shower over, pedestal wash hand basin, WC, half height high gloss white tiles and heated towel rail. Obscure double glazed window to the rear elevation.

BEDROOM TWO

10' 9" x 10' 5" (3.28m x 3.18m) Another double bedroom with UPVC double glazed window to the rear elevation wall mounted radiator, coved ceiling.

BEDROOM THREE

10' 8" x 9' 6" (3.25m x 2.9m) Another double bedroom with UPVC double glazed window to the front elevation enjoying views of the surrounding countryside, wall mounted radiator, coved ceiling.

BEDROOM FOUR

10' 00" x 6' 9" (3.05m x 2.06m) Another double bedroom with UPVC double glazed window to the front elevation, wall mounted radiator.

BATHROOM

Fitted with a contemporary white suite, including P shaped bath with Myra electric shower over and glass shower screen, low flush pedestal WC, wash hand basin with vanity unit under, UPVC double glazed obscure window to the side elevation, attractive tiles to the walls and chrome, heated wall mounted towel rail.

GARAGE

Double wooden doors to the front and pedestrian door to the side, single glazed window to the rear. Light and power connected, with storage above. Covered walkway from the kitchen to the garage and doors to the front and rear.

OUTSIDE AND GARDENS

The property is approached via a tarmac driveway with parking for multiple vehicles. A variety of mature planting, trees and shrubs to the front and an extended gravel area. The secluded and fully enclosed rear garden has mature trees with a good sized lawn, raised flower beds and patio seating areas.

SERVICES

Oil fired central heating, mains water and drainage, mains electricity.

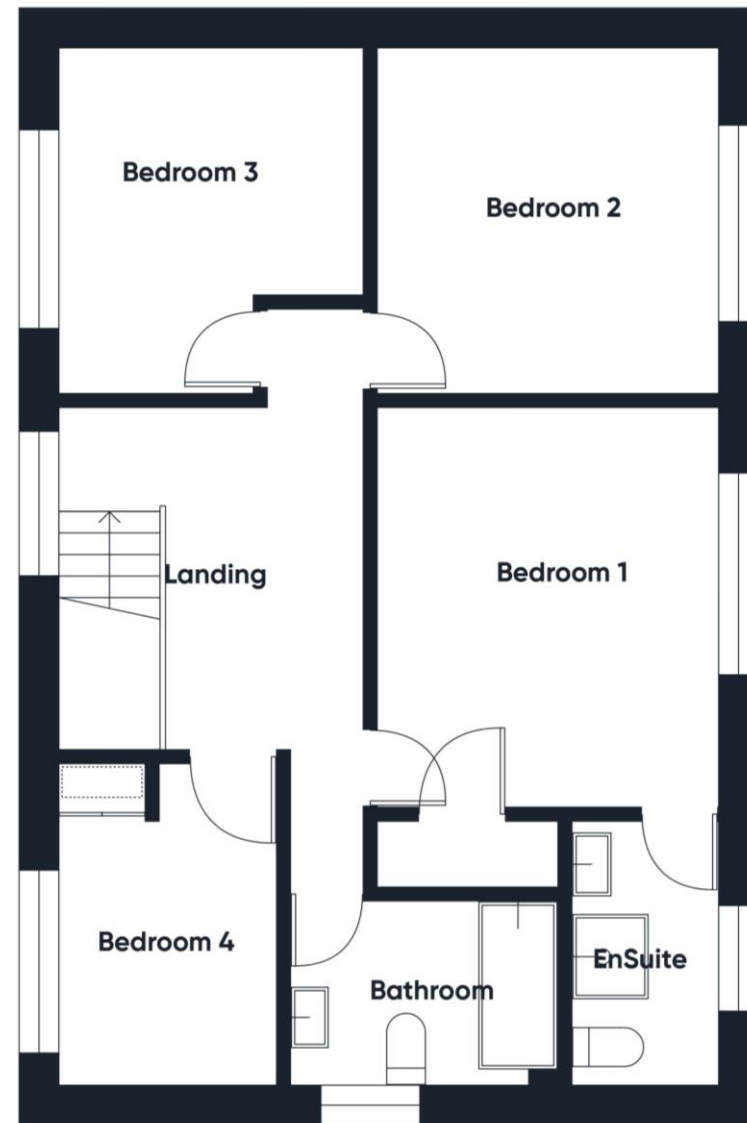
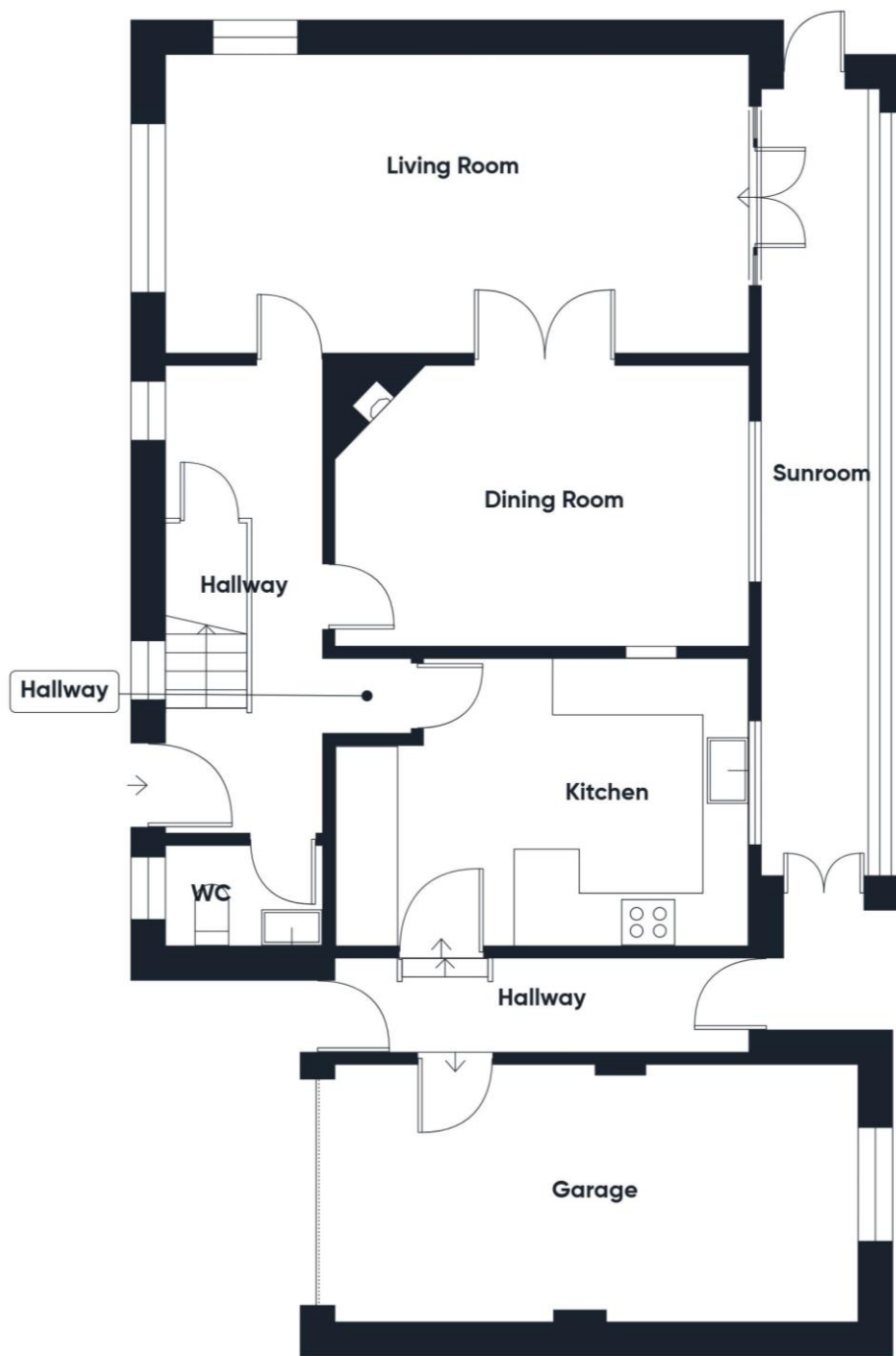
TENURE

Freehold

COUNCIL TAX

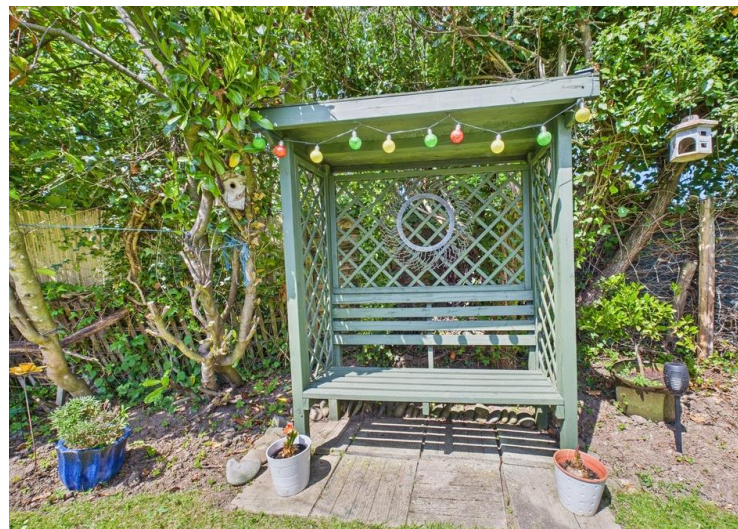
Band D





Floor 1





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		



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