

%

Floor 1

Bedroom 1

Bathroom

**Canding** 

Bedroom 2

zm 2.63 244 ft2

Approximate total area







www.colwills.co.uk E: bude@colwills.co.uk 01788 322 878

EX23 8BB Bude, Cornwall 32 Queen Street

8102 2102 5019 РКОРЕRTY 2079/2029 АТЯЗЧОЯЧ РКОРЕRTY **SORAWA** КОРЕВТҮ BRITISH HSITIAB RRITISH Ш ÷ 

# The Little Cottage,

Bridgerule, Holsworthy, Devon, EX22 7ER

- Charming double fronted character cottage
- Located in the heart of the popular village of Bridgerule
- Dual aspect cosy sitting room with wood burner, kitchen/dining room
- Two first floor bedrooms with dual aspect principal bedroom and separate bathroom
- Pretty front courtyard garden and private enclosed South facing garden

Price £230,000

The property professionals

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

Journey to see a property. DISCLAMER, Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of he property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor from a programmer, fortune agent has not had sight of the title document. The buyer is advised to obtain verification from their solicito regens frown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any separate negotiation.

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Floor 0

Sitting Room

Kitchen/Dining Room

HAI





# Award winningBRITISH<br/>PROPERTY<br/>AWARDS<br/>2017<br/>\* \*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2017<br/>\* \*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>2018<br/>\*\*\*\*\*BRITISH<br/>PROPERTY<br/>AWARDS<br/>DOLDWINNERBRITISH<br/>PROPERTY<br/>AWARDS<br/>DOLDWINNERBITTE AGENT<br/>NBUDE



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 second left-hand turning, signposted Bridgerule, into the village and the property will be located a short distance along on the right hand side.

# The Little Cottage,

Bridgerule, Holsworthy, Devon, EX22 7ER

The Little Cottage is a beautifully presented, double fronted character cottage located in the heart of the sought after village of Bridgerule. This delightful, charming property offers a peaceful village lifestyle while being just a short drive from the popular coastal town of Bude, as well as the towns of Launceston and Holsworthy.

Internally the property offers an entrance hall, a cosy, dual aspect sitting room complete with a feature multi fuel burner, kitchen/dining room, two first floor bedrooms and a bathroom.

Outside, the cottage offers a charming front courtyard laid to gravel whilst to the rear, the private South facing garden enjoys sunshine throughout the day and is mainly laid to lawn with established flowerbeds.

### ENTRANCE HALL

Entering via wooden framed glazed door to the entrance hall with slate flagstone flooring, door to useful under stairs storage cupboard. Stripped wooden doors serve the following rooms:-

### SITTING ROOM

14' 6" x 13'1 max' 10'2 min" (4.42m x 4.22m) A bright and spacious cosy dual aspect reception room with UPVC double glazed windows to the front and rear elevations with window seats overlooking the gardens. Beams to the ceiling, recess shelving with built in cupboard below, fireplace with wooden mantle, slate hearth and bread oven, television point, night storage heater and slate flagstone flooring under the carpet.

### **KITCHEN DINING ROOM**

14' 8" x 11' 9" (4.47m x 3.58m) A bright and spacious dual aspect kitchen/dining room with UPVC double glazed windows to the front and rear elevations overlooking the gardens with window seat to the front window. Beams to ceiling and night storage heater.

The kitchen is finished with a range of matching wall and base units with wood effect fitted work surface with matching upstand, inset stainless steel sink and drainer with mixer tap. High level electric oven, inset electric hob with pull out extractor, space for undercounter fridge, space and plumbing for washing machine and tiled flooring. Door to:-

### **REAR HALL**

Stairs ascending to the first floor, wooden framed glazed door to the rear elevation leading out to the private enclosed South facing gardens and slate flagstone flooring under the carpet.

### **FIRST FLOOR**

Loft hatch access with pull down ladder, loft is partially boarded. Door to storage cupboard and stripped wooden doors serve the following rooms:-

### **BEDROOM ONE**

**15' 00" x 11' 11" (4.57m x 3.63m)** A bright and spacious dual aspect principal bedroom with UPVC double glazed windows with deep windowsills to the front and rear elevations overlooking the gardens. Original feature fireplace with slate hearth, fitted storage cupboard, original stripped one foot wide floorboards and night storage heater.

### **BEDROOM TWO**

**9' 7" x 8' 4" (2.92m x 2.54m)** UPVC double glazed window to the front elevation with deep windowsill.

## OUTSIDE

To the front of the property there is a low metal fence and matching pedestrian gate with path leading to the front door with the garden laid to gravel with two wooden wood stores. To the rear the South facing private gardens are enclosed and laid to lawn with attractive flower beds to either side, useful garden shed and pedestrian gate to the rear.

COUNCIL TAX Band B

### SERVICES

Mains electricity, water and drainage

**TENURE** Freehold

### AGENTS NOTE

The rear section of the roof is to be replaced August 2025.



Price £230,000



### BATHROOM

**11' 3" x 5' 6" (3.43m x 1.68m)** UPVC obscure double glazed window to the rear elevation with deep windowsill. Panel enclosed bath with electric shower, pedestal wash hand basin, push button low flush WC, wall mounted electric down flow heater and door to airing cupboard housing the factory lagged hot water cylinder.



