



The Property Professionals...



The Little Cottage,

Bridgerule, Holsworthy, Devon, EX22 7ER

Price £230,000

- 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



The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



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 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,

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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.

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.



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.

