



The Dairy





# The Dairy

Bradworthy, Holsworthy, EX22 7SH

Bradworthy 1 mile, Holsworthy 8 miles, Bideford 14 miles.

A stunning detached barn conversion set within 1 acre of gardens and land while also enjoying wonderful unspoilt countryside views.

- Rural location
- Barn conversion
- Gardens and grounds of around 1 acre
- Freehold
- Converted in 2020
- Fine countryside views
- Stunning open plan kitchen/dining/sitting room
- Council tax band D

## Offers In Excess Of £650,000

### SITUATION

Located less than 1 mile away from the traditional Devonshire village of Bradworthy which has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store, car garage, church, pub (serving food), sports and community hall, surgery with pharmacy and Bradworthy Primary Academy. All within a 15 minute walk. The property is also located close to Atlantic Academy school, award-winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline including Hartland (11 miles), Clovelly (10 miles) and the historic village of Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. Holsworthy is around 8 miles away with a more comprehensive range of facilities including Waitrose Supermarket. The property sits within the heart of an area predominantly devoted to agriculture and tourism, with the popular coastal town of Bude some 9.5 miles which a popular family holiday destination with extensive sandy beaches, superb cliff walks along the spectacular North Cornish coastline or the historic Bude canal. The town has a variety of shopping amenities and a choice of restaurants and cafes. The cities of Exeter and Plymouth are within an easy drive of around 50 miles and the stunning Exmoor and Dartmoor can both be reached within a 1 hour drive.





## DESCRIPTION

Converted in 2020, The Dairy is a stunning detached barn conversion set within around 1 acre of gardens and land while also enjoying wonderful unspoilt countryside views. The accommodation offers four bedrooms, two bathrooms, utility room and a impressive kitchen/dining/sitting room which boasts vaulted ceilings, exposed beams and A frame window with bi-fold doors to the garden. To the front is a gated, gravelled driveway with space for a number of vehicles. The Dairy is certainly a property that needs to be viewed to be fully appreciated.

## ACCOMMODATION

Front door leads to entrance hall and the four bedrooms with the principal bedroom benefiting from a stylish walk-in shower ensuite and French doors to the garden terrace. The family bathroom includes WC, sink and bath with shower above. The useful utility room is ideal for boots, coats etc and includes built-in units, inset sink and space for white goods. The most impressive space of the house has to be the kitchen/dining/sitting room which is a large, light and open plan space with vaulted ceilings, exposed beams, wood burner, French doors to a covered terrace, A frame window and bi-fold doors to the garden. The kitchen which is at the front of the room includes a range of bespoke handmade units with large central island, walk in pantry, Belfast sink and integrated appliances.

## OUTSIDE

The property is accessed via a gated drive leading to gravelled parking area for multiple vehicles, and 5 bar gate leading to the garden/field as well as the store and workshop. The gardens include a terrace area for seating, BBQ etc and enjoys views over the field and surrounding countryside, this terrace continues to the rear of the property with a more private and secluded area. The rest of the grounds get regularly maintained and are left to wild but could be a blank canvas for a new purchaser.

## PROPERTY INFORMATION

Mains electric

Private water

Private drainage (shared between 3 properties)

Underfloor heating throughout

Stone construction, part render, under a slate roof

Aluminium doors and windows


According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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