



Senwood



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St. Peters Well Lane, Bradworthy, Holsworthy, EX22 7TG

Situated in Bradworthy village, Holsworthy 8 miles, Bideford 14 miles, Bude 14.3 miles.

An immaculate three-bedroom home set at the end of a quiet cul-de-sac in Bradworthy, with landscaped gardens and far-reaching countryside views.

- Detached home built in 2023
- Quiet end-of-cul-de-sac position with gated access
- Warm and cosy sitting room with feature fireplace
- Generously sized landscaped gardens with multiple seating areas
- Freehold
- Exclusive development of just two properties
- Three double bedrooms, including ground floor en-suite
- Modern kitchen/dining room with French doors to garden
- Stunning countryside views from the rear garden
- Council tax band D

Offers In Excess Of £550,000

SITUATION

Located in the traditional Devonshire village of Bradworthy which has a fantastic variety of shops surrounding a large village square including Post Office, butchers, general store, car garage, church, pub (serving food), sports and community hall, surgery with pharmacy and Bradworthy Primary Academy. Holsworthy is around 8 miles away with a more comprehensive range of facilities including Waitrose Supermarket and the port and market town of Bideford is approximately 14 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs, restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands. The coastal town of Bude (10 miles) is 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

Senwood is a beautifully presented, detached home located at the end of a peaceful cul-de-sac in the popular North Devon village of Bradworthy. Completed in 2023, this attractive home is one of just two individually designed properties in an exclusive development, offering a rare combination of privacy, quality, and contemporary living.

Set behind gated access, the property enjoys an elevated position with far-reaching countryside views. Finished to an exceptional standard throughout, Senwood is offered in immaculate condition, with thoughtfully landscaped gardens, versatile accommodation, and a tranquil village setting within easy reach of the North Devon and Cornish coasts. The nearby coastal town of Bude is approximately 10 miles away, offering a wide range of amenities, shops, and services.

ACCOMMODATION

The welcoming entrance hall includes a downstairs WC, a large coat cupboard, and a separate understairs storage cupboard, providing excellent practical space.

The sitting room is a warm and inviting space featuring a stylish fireplace – perfect for cosy evenings.

At the rear of the property, the spacious kitchen/dining room is fitted with a modern range of units and offers a sociable setting for both everyday living and entertaining. French doors open directly to the garden, allowing for seamless indoor-outdoor living.

Also on the ground floor is a generous double bedroom with its own luxurious en-suite bathroom, complete with a walk-in shower and a separate bath – ideal for multi-generational living or visiting guests.

Upstairs, there are two further double bedrooms and a stylish shower room, all presented to a high standard with quality fixtures and fittings.

OUTSIDE

Set at the end of a small cul-de-sac, Senwood enjoys a peaceful and private plot. Gated access opens onto a private driveway offering ample off-road parking, leading to the garage. To the rear of the garage is a well-equipped utility room with plumbing for a washing machine, space for a separate tumble dryer and large freezer. This room also houses the solar panel inverter, battery storage system, the hot water tank, and controls for the air source heat pump system.

The garage benefits from a remote-controlled electric door for added convenience.

The generously sized gardens have been thoughtfully landscaped to include multiple seating and entertaining areas, all taking full advantage of the beautiful countryside views to the rear. Outbuildings include a 10' x 10' summerhouse, an 8' x 6' greenhouse, and two garden sheds – perfect for gardening, hobbies, or additional storage.

PROPERTY INFORMATION

Mains electricity and water.

Heating is provided by an energy-efficient air source heat pump, with underfloor heating on the ground floor and radiators upstairs. Each room has its own thermostat for individual temperature control.

The property is connected to mains drainage.

Solar panels are installed on the rear roof, with battery storage located in the utility room.

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 refer to the Ofcom website.

What3words: ///beep.exporters.tropic



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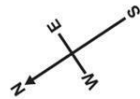


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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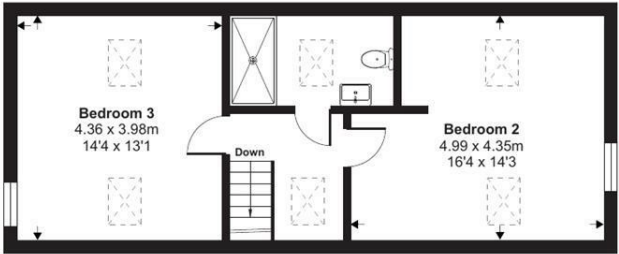
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Approximate Area = 1398 sq ft / 129.9 sq m
Garage = 106 sq ft / 9.8 sq m
Outbuilding = 57 sq ft / 5.3 sq m
Total = 1561 sq ft / 145 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1304167



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