



## THE WELL HOUSE, ST PETERS WELL LANE, BRADWORTHY, HOLSWORTHY, EX22 7TQ

Chequers Estate Agents are delighted to offer, The Well House, to the market for sale. This individual 5 bedroom 'arts and craft' style detached house, was built by a reputable and well known builder, and has been extensively renovated and refurbished throughout. It is positioned in a favourable cul-de-sac, within St Peters Well Lane and is a short walk away to the centre of the charming Bradworthy village, with a good range of amenities and attractions. The property offers many character features, spacious and flexible accommodation, ample off road parking and beautiful landscaped gardens.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £695,000





- **INDIVIDUAL 'ARTS AND CRAFT' STYLE DETACHED HOUSE BUILT BY REPUTABLE LOCAL BUILDER FOR HIMSELF**
- **EXTENSIVELY REFURBISHED AND RENOVATED BY CURRENT OWNER**
- **CHARACTER FEATURES INCLUDING LARGE OAK ENTRANCE DOOR, HANDMADE STAIRCASE, BEAMED CEILINGS AND GALLERIED LANDING**
- **COSY LOUNGE WITH NEW SCANDINAVIAN DESIGNED WOOD BURNER**
- **STUDY / HOME OFFICE**
- **GORGEOUS BESPOKE KITCHEN/DINER AND SEPARATE UTILITY ROOM**
- **5 BEDROOMS (TWO EN-SUITE)**
- **BATHROOM**
- **BEAUTIFUL LANDSCAPED GARDENS**
- **SEMI-CIRCULAR CLEARED AND RESTORED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**



Chequers Estate Agents are delighted to present 'The Well House' to the market for sale, it was built by a reputable local builder, who is still building in the area and is well known for his high quality and bespoke work. Built in the 'arts and craft' style, the property reflects his expertise and knowledge of this build type, with decorative, shaped tiling, brickwork base and white rendering. The chimney and led flashing is styled, along with the roof corners, with this level of artistry being rarely seen on buildings today.

Inside there are handmade large panel wooden doors with latch handle fittings, a large inglenook fireplace with new Scandinavian designed wood burner and large oak beams, to create character to the rooms. The whole house has been extensively renovated and refurbished to include total repainting of the property, replacement of fittings, electrical upgrades, clearance and restoration of driveway, new gutters and down-pipes. specialised wood treatment, erection of all boundary fences, window pane replacements and major landscaping work to the beautiful gardens, including a stone wall built by local mason, dividing the garden and driveway.

In brief, the accommodation comprises entrance porch, reception hall with reclaimed woodblock flooring and dogleg staircase leading to the gallery landing, cosy double aspect lounge with wood burner, separate study/home office, fabulous 21ft kitchen/diner, utility room and bedroom five with en-suite. First floor landing, 'wow' factor main bedroom with en-suite bathroom with 4 piece suite, three further bedrooms and a family bathroom. Outside, the property offers a large semi-circular driveway providing ample off road parking, with a feature well, wood store and attractive garden island. There is access down both sides of the house, with a gate providing pedestrian access to the lovely mature garden, which is laid mainly to lawn. A wonderful home, in an idyllic location.

## **LOCATION**

Bradworthy is not only an appealing place to live due to its tranquil country living, but also the amenities it has to offer, with a range of traditional local shops. There is also a pub, doctors surgery, primary school and garage offering petrol, MOTS and services. Along with this there is also the Millenium Hall, social and history groups, bus links, and two nearby moors with excellent dog walking opportunities. There is good access to Bude (20 minutes drive) and Bideford (15 minutes) along with other scenic destinations and the popular Atlantic village, with its range of quality indoor experience.









## CANOPY PORCH

### ENTRANCE HALLWAY

7'09 x 14'0

Front door and double glazed windows to porch, dogleg staircase to first floor, understairs cupboard, two wall lights, pine reclaimed woodblock flooring.

### LOUNGE

17'11 x 21'0

Dual aspect lounge with double glazed windows, inglenook style brick fireplace with canopy and oak mantle over, with new Scandinavian designed wood burner inset, making a lovely focal point to the room. Two radiators, exposed ceiling beams, three double wall lights, reclaimed woodblock flooring, stable door leading to the garden.

### STUDY

6'1 x 7'1

Double glazed window, radiator, fitted carpet.

### KITCHEN / DINER

14'0 x 21'0

Double aspect, double glazed windows, fitted kitchen with oak wall units, and matching base units below. Built in dressers, Belfast sink with walnut surround into work surface, space for American fridge freezer, newly fitted Neff 5 ring LPG hob with extractor fan, island. Slate flooring, fitted spotlighting, exposed beams, oil fired Stanley stove supplying the hot water and heating system, soft closing handmade handles, built in display cabinet with glass fronted doors.

### UTILITY ROOM

4'07 x 6'0

Double glazed window, slate flooring, spotlights, space and plumbing for washing machine, space for dishwasher.

### GROUND FLOOR BEDROOM FIVE

9'06 x 16'0

Double glazed windows, built in cupboard, built in shelves, new electric panel heater, fitted carpet. This room was converted from the original garage.

### EN-SUITE

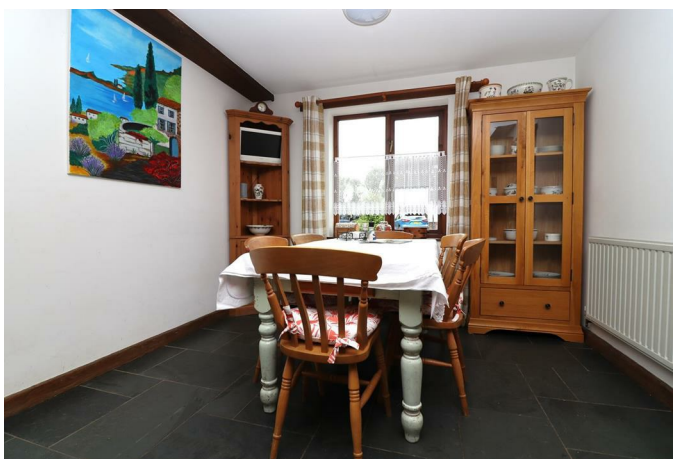
3'0 x 10'0

Shower cubicle housing a Mira sport shower, low level W.C, tiled splashback, extractor fan, double glazed window, tiled flooring.

### GALLERY FIRST FLOOR LANDING

16'0 x 9'0

Double glazed window, exposed beams, fitted carpet.





## BEDROOM ONE

17'0 x 21'0

Double glazed window, exposed beams, two radiators, fitted carpet.

## EN-SUITE BATHROOM

11'11 x 5'05

Comprising a white suite with panelled bath with tiled splashback, and shower above. Double glazed window, pedestal wash hand basin, low level W.C, extractor fan, spot-lighting, wood flooring.

## BEDROOM TWO

14'0 x 9'0

Double glazed window, exposed beams, radiator, fitted carpet.

## BEDROOM THREE

13'0 x 11'0

Double glazed window, radiator, access to part boarded loft with ladder, fitted carpet.

## BEDROOM FOUR

9'0 x 7'0

Double glazed window, radiator, fitted carpet.

## BATHROOM

6'03 x 7'0

A three piece suite comprising a large spa bath with mixer tap shower attachment. Tiled splashback, electric Mira shower over the bath, pedestal wash hand basin, low level W.C. Built in airing cupboard housing hot water cylinder and fitted electric immersion heater. Extractor fan, radiator, ceramic wood effect tiled flooring, double glazed window.

## OUTSIDE

The property is approached by a large semi-circular driveway, providing ample off road parking. There is also an attractive central flower bed with feature well. You will also find a useful store and access down both sides of the house. The main garden can accessed via the lounge and also a gate to the side of the house, providing pedestrian access to this beautiful mature garden, which has been lovingly restored and landscaped. It now offers a welcoming space, to relax, play or entertain. There is a large area of lawn, patio area and well stocked borders. You will also find the oil tank and some more mature trees, along with a newly erected fence bordering the garden area.

## NOTE

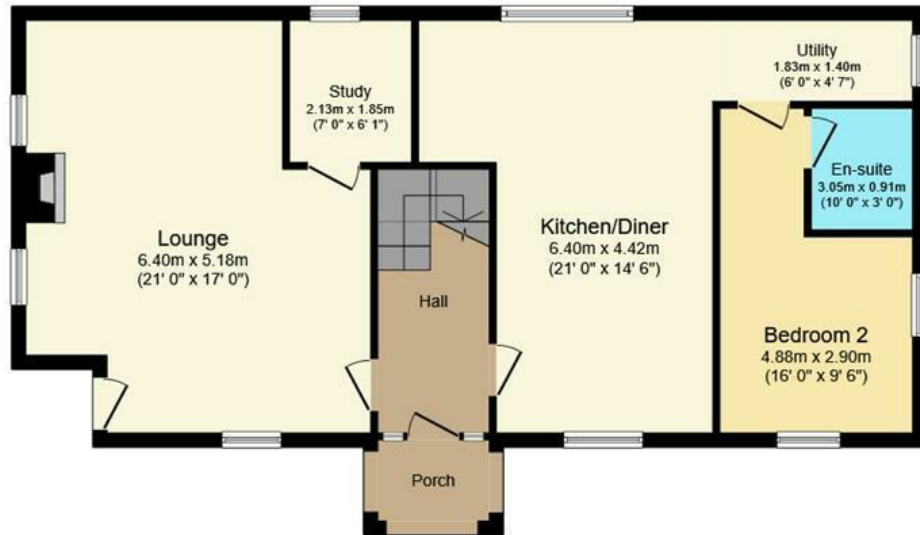
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.











## Ground Floor

Floor area 83.2 m<sup>2</sup> (896 sq.ft.)



## First Floor

Floor area 84.4 m<sup>2</sup> (909 sq.ft.)

**TOTAL: 167.6 m<sup>2</sup> (1,805 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND E**



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