



- A Detached Five Bedroom Bungalow
- Excellent Range of Outbuildings including Stables, Tack Room, Kennels and Cattery
  - Manège c. 45m x 25m
  - Pasture Paddocks
  - Wildlife Pond
  - Parking for Numerous Cars & Horse Box
- Fantastic Views
- Approx. 4.3 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Bradworthy 3.5 miles • Holsworthy 11 miles  
Okehampton 29 miles • Bude 12 miles • Welcombe Mouth Beach 5.5 miles

A detached five bedroom bungalow set in approx. 4.3 acres with an excellent range of outbuildings including stables, tack room, manège, kennels, cattery, pasture paddocks and a wildlife pond in a secluded location with no near neighbours.

Due to its layout, the bungalow lends itself to being split to provide a multi-living home or separate annexe, subject to any necessary consents. It has recently been renovated both internally and externally, with works including a new kitchen, plastering, redecoration and outside new fencing, gates and drainage to all paddocks. The property was formerly part of a larger farm. The property is set in a wonderful rural location, with glorious outstretching views.

The current owners are keen equestrian enthusiasts and have found the property to be a perfect equestrian set up. There is good local hacking along country lanes and through the forest also beach riding at Summerleaze and Westward Ho. The current vendors have an agreement with the neighbouring farmer which allows them to ride across his fields, purchasers will need to make their own enquiries as to whether or not this arrangement can continue.

Bradworthy is an active social village hosting many events including Farmer's Market, Social Club and Annual Carnival. It has a primary academy school, garage, shops, hairdresser, doctors, Post Office and restaurants. The property is also not far from the north Cornwall and Devonshire Coasts with the popular coastal resort of Bude nearby. There are several equestrian centres / venues throughout the region including The Grange Equestrian Centre at Okehampton, Southcott XC Course at Winkleigh, Bicton Arena at Budleigh, Coxley Barton at Barnstaple, plus many more.

## THE RESIDENCE

A characterful detached bungalow, with a deceptively large interior. The accommodation in brief as follows, please refer to the floor plan for approximate room sizes:

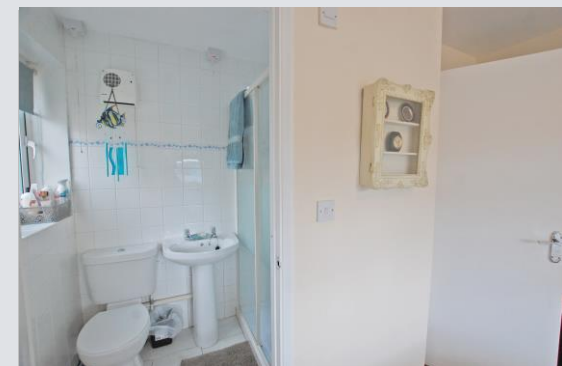
The front door leads into an L shaped **Hallway** which has a useful storage cupboard and doors to:

**The Lounge** with windows to the front, fireplace with log burner and door to **Kitchen / Utility Room** with sink unit, plumbing for washing machine, removeable cooker, door to outside and door to **Cloakroom** fitted with WC and wash hand basin.

**Bedroom One** is accessed from the kitchen / utility area and has a window to the front, built-in wardrobes and door to **Ensuite** with window, shower, WC, and wash hand basin.

The **Main Kitchen / Dining Area** has a window to the rear, integrated fridge, freezer, dishwasher, cooker, single drainer sink and door to **Utility Room** with window, combi boiler and plumbing for washing machine.

There are **Four Further Bedrooms** two of which have built-in cupboards / wardrobes, and a **Family Bathroom** fitted with a Jacuzzi bath, wash hand basin and WC.





## OUTSIDE, OUTBUILDINGS & LAND

The property is accessed via a trackway shared with two other properties, the owners of each share the upkeep and maintenance. A private gravel driveway leads to black timber gates to the front of the residence where there is ample parking space for several vehicles including a horse box.

To the rear of the residence there is a **Wildlife Pond** which is partially fenced.

**Chicken Coop and Run** with high fencing.

**Dog Kennels** - Two blocks c. 30' x 12' (9.2m x 3.6m) incorporating **Six Kennels** each with bedding area, outside run and rubber matting.

Attached to the kennels is an **Exercise Area** approx. 100ft enclosed by chain link fencing.

**The Cattery** is approx. 24' x 6' (about 7.3m x 1.8m) incorporating **Seven Individual Pens** with raised bedding areas and cat flaps.

**Three Stables** each approx. 12' x 12' (about 3.6m x 3.6m), **One Stable** 13' x 12' (about 4m x 3.6m), **Two Pony Stables** each approx. 12' x 8' (about 3.6m x 2.4m). All stables have rubber matting.

**Hay Barn** approx. 26' x 12' (about 7.9m x 3.6m).

A gate from the stables leads out to the paddocks.

**Manège** c. 45m x 25m with post and rail fencing and sand and flexi ride surface.

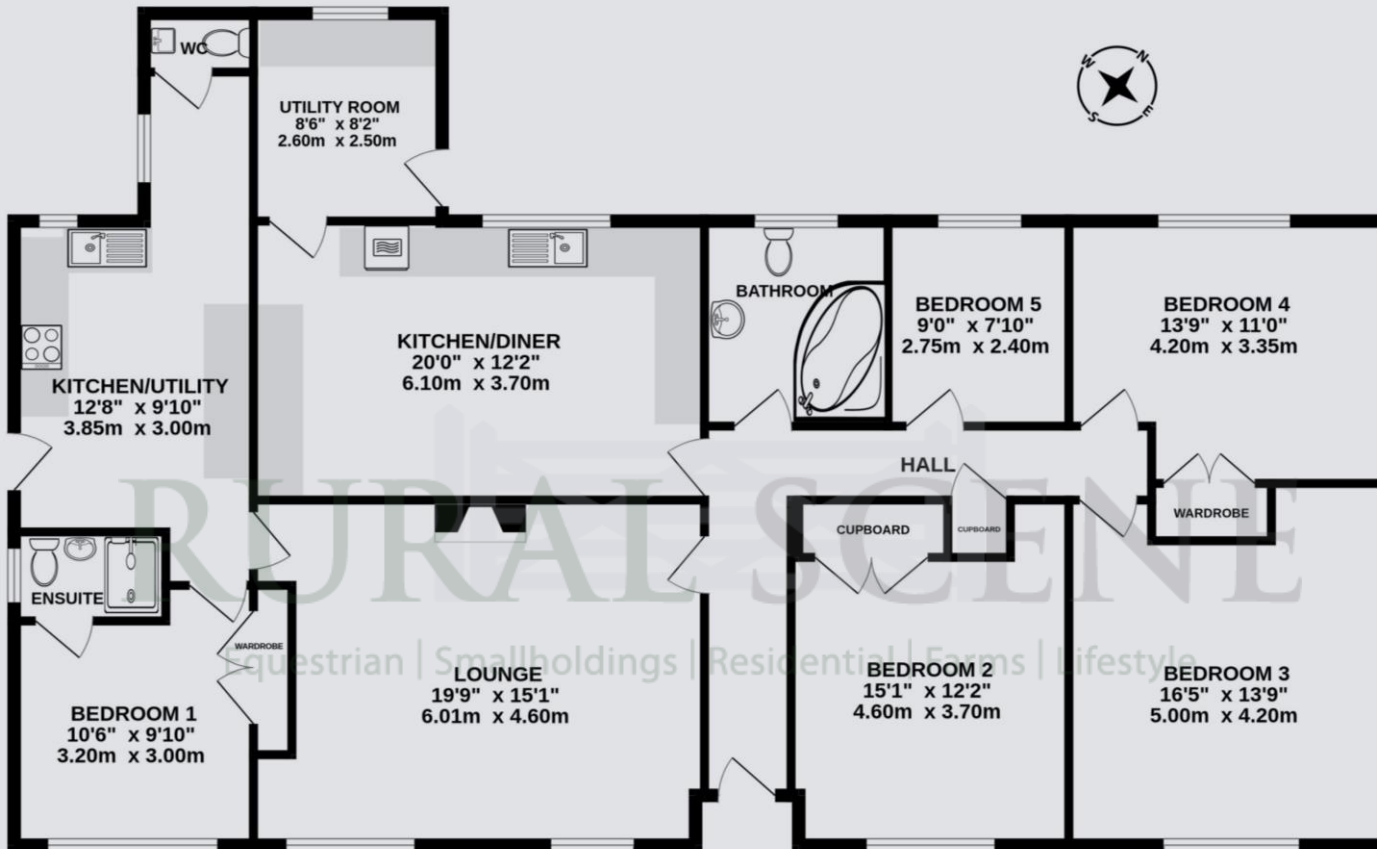
**The Land** is divided into several large paddocks divided by a mixture of timber post and rail and electric fencing. Water is supplied to troughs and there is a **Field Shelter** c. 12' x 11' (about 3.6m x 3.3m).

**IN ALL APPROX. 4.3 ACRES**  
(About 1.7 Hectares)



**RURAL SCENE**  
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### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

TORRIDGE DISTRICT COUNCIL  
Tel: 01237 428700

### SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (via septic tank), OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations).

TENURE Freehold ENERGY RATING D COUNCIL TAX D

### DIRECTIONS

From the A39 at Welcombe Cross head east towards Meddon and Bradworthy. On reaching Meddon turn right at the T-Junction, continue for just under a mile and the driveway to the property is on the left hand side.

what3words ///wobbles.juniors.sharpened

# RURAL SCENE

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Rural Scene have visited **Broomfield** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

