



- Four Bedroom Detached Main Residence ● Self Contained One Bedroom Annexe
 - Separate Two Bedroom Cottage
 - Stables and Pasture Paddocks
- Beautiful Views ● Fantastic Location on the Border of Devon and Cornwall
 - Set in Approx. 3.5 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Bude 8.7 miles • Bideford 16.4 miles • Holsworthy 10 miles • Barnstaple 24.5 miles
Okehampton 28.8 miles • Exeter 56.5 miles

A stunning detached four-bedroom home with a separate two-bedroom cottage and one-bedroom annexe, set in approx. 3.5 acres with stables and pasture paddocks. Located on the border of Devon and Cornwall.

The property, which we understand dates from around the 1890's, has been sympathetically renovated by the present owners in the last eight years to an exceptionally high standard, retaining some exposed stone and areas of original slate and tile on the ground floor. It has a new oil fired boiler, large hot water storage tank and radiator heating throughout. The kitchen, downstairs shower and garden room have underfloor heating with bi-fold doors across the side and front of the garden room providing far-reaching views across to Dartmoor and Bodmin Moor.

The separate two bedroom cottage has been let on an assured short-term tenancy basis generating a useful income and the annexe has been used as guest accommodation and also brings in additional income on Airbnb.

Bradworthy is a thriving community village with lots of active clubs for all ages, an excellent local pub, butcher, Post Office, village shop with local produce, GP surgery, carpet shop and furniture store, all based around the village square. There is a state primary school in the village, secondary education in Holsworthy, Bude and Bideford and a choice of private schools nearby.

The property overlooks the Tamar Lakes which has a beautiful three mile circular walk, a year-round café with sailing and rowing clubs also operating. There is a large coarse fishing community based here too. Nearby Barnstaple and Okehampton have good rail links with Exeter. Bideford has a number of shops and retail outlets. The ever-popular coastal resort at Bude has sandy beaches, active and friendly clubs, a good selection of both high street and independent shops, along with major supermarkets, numerous cafes and multiple and varied sporting clubs.

BREXWORTHY VIEW

A four-bedroom detached house with oil fired central heating and new UPVC sash windows throughout. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

The **Reception Room** has bi folding glass doors across the side and front, it is a large and welcoming area with approx. 3m ceiling space, an exposed feature beam and exposed stone wall. The **Kitchen** is fitted with a range of modern units, wooden topped island unit with ceramic hob and pop-up extractor, eye level oven and custom made distressed copper splashback, stone worktops and integral dishwasher, a door leads to the **Pantry** and **Shower Room**. At one end of the kitchen there is a **Family Area** with original slate flooring and re-opened fireplace with modern wood-burning stove.





There is a Large **Hallway** with original tiled flooring which leads to a **Cosy Snug / Reception Room** with wood-burning stove in original fireplace with original hearth tiles in situ.

The **Utility / Boot Room** has a sink, storage and modern scaffolding style hanging rails and shelving, plumbing and electric points for tumble dryer and washing machine.

The original curved staircase leads to the first floor and has a large window with views across the entire northerly section of the property, including the yard, stables and top paddocks.

On the **First Floor** there are **Four Bedrooms** and a large new modern **Family Bathroom** incorporating a bath with shower over, WC and wash hand basin.



SELF CONTAINED ANNEXE – KNOWN AS “THE DEN”

With mezzanine **Bedroom**, **Wet Room** with WC, shower and wash hand basin, a **Sitting Area** and **Kitchenette** with storage, fridge and sink along with numerous power points. The annexe has its own parking and outside seating area.



TAMAR VIEW COTTAGE

Previously a cattle shed and converted around 2006 by a previous owner to provide a deceptively spacious two-bedroomed cottage with double-glazing, a wood-burning stove and oil-fired central heating to radiators. Planning permission has been granted in the past for an extension, although this has now expired. Planning ref 1/2045/2005/COU.

The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

The **Reception / Dining Room** has several windows allowing lots of light, a wood burner and wooden flooring and space for a sofa, dining table and chairs. The large **Kitchen** is fitted with a single oven with hob and extractor hood. Built-in wine storage, combi boiler, vinyl floor, space for a washing machine, dishwasher, and fridge.



There are **Two King Size Bedrooms** and a modern **Bathroom** fitted with a bath with shower over, wash hand basin and WC. There are Velux windows in all first floor rooms, and both bedrooms have windows with views either over Dartmoor and Bodmin Moor or over the yard and paddocks.

Outside, there is a wrap-around courtyard garden with an outside tap.



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OUTSIDE, OUTBUILDINGS & LAND

The property is accessed off a country lane and there are driveways each side providing ample parking.

A professionally designed patio area leads onto a mainly level lawn to the front and side aspects along with oak trees and a small pond.

There is a central garden which has previously been used as a large vegetable garden currently laid to lawn with high hedges, plus an upper lawn area which faces onto the hard-standing yard and stables / outbuildings. There are hot and cold water outside taps.

Hard-standing Yard with mains electric and water collection tank.

Stable Yard incorporating **Three Loose Boxes** and a **Pony Box**.

Small Brick Built Shed with electric point.

"Mancave" a large block-built shed with electric point and water connected, currently used for storage. Scope for conversion, subject to the usual consents.

The adjoining pasture is divided into three paddocks with stock fencing and post and rail. It provides year-round grazing and also a cut of hay / haylage for winter animal stock.



LOCAL AUTHORITY
TORRIDGE DISTRICT COUNCIL

COUNCIL TAX
Brexworthy View : Band E
Tamer View : Band B

TENURE Freehold

ENERGY RATINGS
Brexworthy View: E : Tamer View: D

VIEWING
Strictly by appointment only with the
Agents

IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)

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SERVICES

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

DIRECTIONS

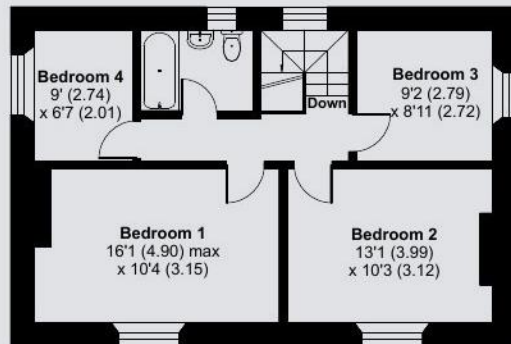
From Bradworthy travel west on Mill Road for approx. 2.1 miles and Brexworthy View will be found on the right hand side.

what3words [///departure.driftwood.fiction](https://www.what3words.com/#!/departure.driftwood.fiction)

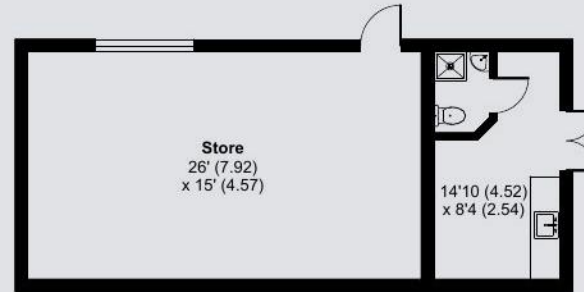
N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Brexworthy View** 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.



CH:V:1

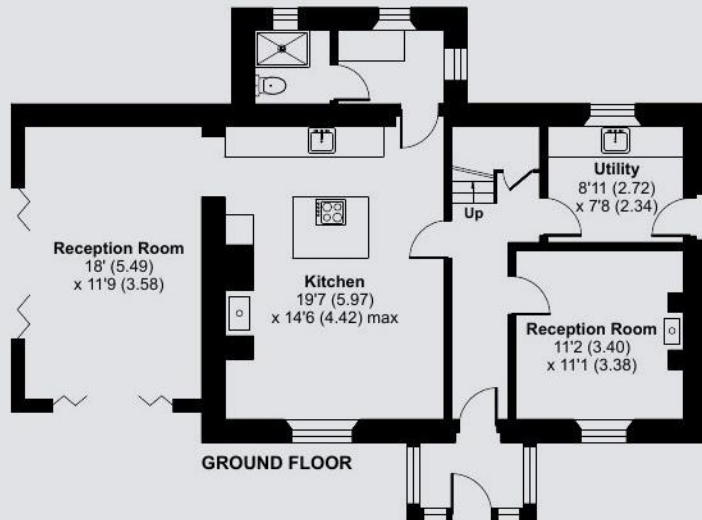


FIRST FLOOR

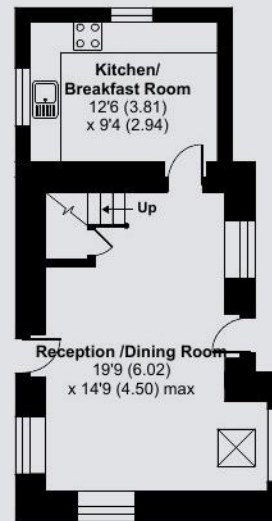


OUTBUILDING 1

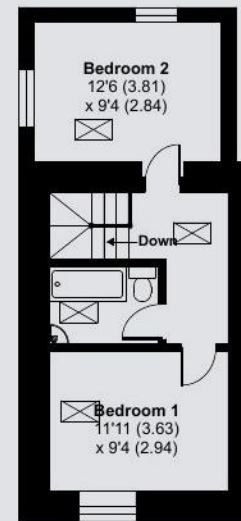
Approximate Area = 1530 sq ft / 142.1 sq m
 Cottage = 776 sq ft / 72 sq m
 Outbuildings = 1142 sq ft / 106 sq m
 Total = 3448 sq ft / 320.3 sq m
 For identification only - Not to scale



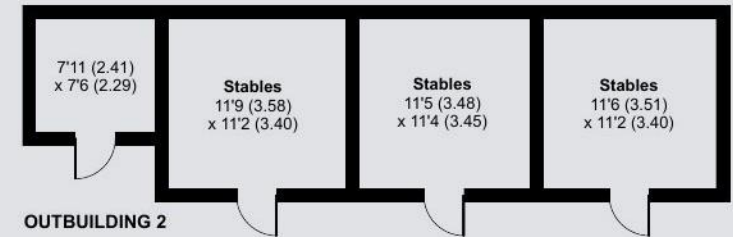
GROUND FLOOR



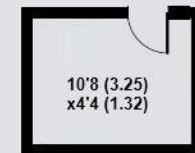
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 3

Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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