



Littleford Cottage



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Bradworthy, Holsworthy, Devon, EX22 7RH

Bradworthy 0.7 miles - Holsworthy 7 miles - Bude 13.5 miles

A delightful and beautifully presented thatched cottage set amongst a generous plot in a rural position within North-East Devon

- Generous Rear Gardens
- Ample Off Road Parking
- Garden Store and Workshop
- Rural Position
- Beautifully Presented
- 3 Double Bedrooms
- Open Plan Kitchen/Diner
- 2 Bathrooms
- Tenure: Freehold
- Council Tax Band: D

Guide Price £495,000

SITUATION

The property is situated in a rural position with no immediate residential neighbours and on the outskirts of Bradworthy. Known as 'the last village in North Devon' the tightknit Devonshire village has it's own Post Office/general store for day to day essentials, a social club, village pub and lies only 9 miles from beautiful stretches of the North Devon Coastline. The larger town of Holsworthy is just under 8 miles away with a more comprehensive range of facilities including Waitrose Supermarket.

DESCRIPTION

A successfully extended detached cottage merging original character features and rustic charm with modern day conveniences and open plan living. The property offers 3 double bedrooms and sits in a private position with a larger than average rear garden facing south-west. Constructed of stone and cob along with a block extension, the property is presented in excellent decorative order and would be well suited for those looking for a rural escape.



ACCOMMODATION

The accommodation throughout the cottage is presented immaculately and was extended in 2015 by the current owners, to create an open plan kitchen/diner along with extra space in the sitting room. The approach from the rear of the property where the parking is, follows a gravelled path alongside the garden to an oak stable door. The kitchen/diner has a Belling Range Cooker, an integrated dishwasher, a Belfast sink and an island with a solid oak worktop. Various LED downlights combine well with the tiled floor and natural light that floods in from the rear. The Rayburn sits in an inglenook fireplace with a rustic wooden lintel and provides heat and hot water. The sitting room offers a more traditional feel with an inglenook fireplace with exposed beam, slate hearth and housing an oil fired stove, with windows to the extended end overlooking the garden.

The ground floor ensuite bedroom has French doors to the rear patio to encompass the private and rural setting, with the ensuite shower room being an added bonus, both with electric underfloor heating. The ground floor family bathroom also has under floor heating, comprises a modern suite with a walk in shower cubicle, a contemporary bath, WC and sink whilst the utility space offers extra space for white goods. 2 further double bedrooms on the first floor showcase rustic features such as exposed wooden hip beams, with bedroom 1 having the added benefit of built in wardrobes.

OUTSIDE

The larger than average gardens are a real bonus of the property and offer a south and south-westerly facing aspect for one to enjoy the afternoon and evening sun. Mainly laid to lawn, steps from the gravelled path cut through the bank to a large level area with a variety of mature trees. The garden is fenced to 2 sides with a natural stream boundary to the very far end. The rear patio is paved and offers a quiet spot for relaxation, with various stone walled flower beds currently laid to gravel chippings for ease and maintenance. The property was re-thatched and ridged at the rear in 2017. In February '24, the front of the thatch was cleaned, patched and redressed.

From the front entrance porch, a gate leads out of the property to the off lying garden less than 20 meters away. The land is not suitable for development, instead, it offers the opportunity to create an allotment or kitchen garden with plenty of space for small livestock such as chickens, or beehives.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

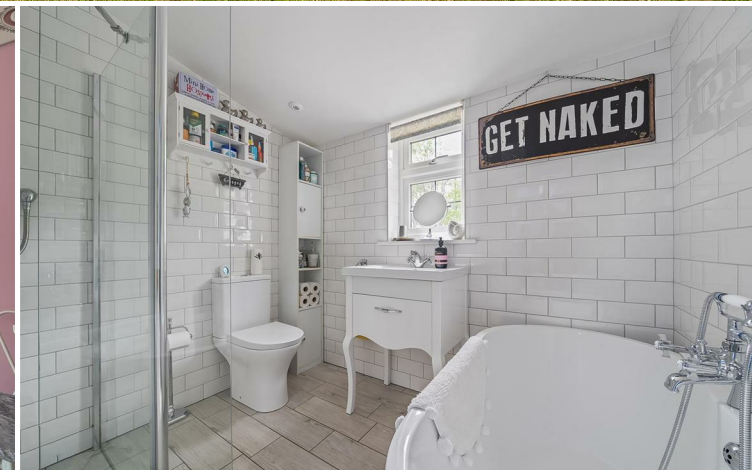
SERVICES

Mains water and electric. Private drainage via sewage treatment plant, installed in 2016, serviced in 2023. Oil fired Rayburn and stove. Electric underfloor heating in bathroom, ground floor bedroom and ensuite. Double glazed uPVC windows throughout with solid oak front and rear doors. Broadband availability: Superfast and Standard ADSL. Mobile Signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

From the centre of Bradworthy with the pub on the left hand side, proceed out of the village, heading south, for approximately 0.7 miles where the property will be found just after the bridge on the right hand side.

what3words.com: ///insist.regress.longer



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1206 sq ft / 112 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Outbuilding = 91 sq ft / 8.4 sq m
 Total = 1312 sq ft / 121.7 sq m

For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1135405