



Waterlands Park

Bradworthy, Holsworthy, Devon, EX22 7RH

KIVELLS

Waterlands Park

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£800,000 Guide Price

Five bedroom detached property

Impressive equestrian facility with manege (120' by 90'), stable block of five and large timber barn (75' by 38')

Spacious, modern and versatile accommodation

Expanding over 12 acres inclusive of stable yard

Naturally fed pond offering wildlife haven

EPC Rating: C



Situation...

Situated just outside of the popular village of Bradworthy is this spacious, five-bedroom modern chalet-style bungalow boasting impressive equestrian facilities set in approximately 12 acres.

The accommodation briefly comprises an expansive and well-presented semi-open plan kitchen, dining room and living room with fantastic feature fireplace. On the ground floor there are two double bedrooms, modern bathroom, boot room, utility room and further bathroom. On the first floor there are three double bedrooms and a family bathroom.

Outside the property continues to offer a great deal with hard standing yard providing access to the stable block, manege, large timber barn and land. The land extends to just over 11 acres and boasts well defined hedge and fence boundaries with naturally fed pond in the eastern corner.

Albeit the property has been utilised as an equestrian facility for some time, there is no doubt it will also appeal to a host of other purchasers seeking a landed property with spacious and well-presented accommodation with outbuildings.



Situated just outside the sought after village of Bradworthy which has an excellent range of traditional shops including butcher, public house, garage, vets, doctors surgery, post office and general stores. Also of note within the village is the Church, village hall and highly-regarded school Bradworthy Primary Academy.

The historic market town of Holsworthy is about 7 miles away and has a weekly pannier market. There are a range of local shops as well as a 'Waitrose' supermarket, 'Co-Op', 'M&S' Foodhall and a number of traditional pubs and inns, together with a good selection of restaurants and cafés. Holsworthy also has a nursery, pre-school and Holsworthy Community School.

The popular north Cornish coastal resort of Bude is approximately 11 miles distant and offers a wide range of everyday facilities as well as a number of schools. Bude has a clean gold sandy beach, popular for surfing. Much of this section of the North Cornish coast is in the protection of the National Trust and offers spectacular clifftop walks and small picturesque sandy beaches.

Accommodation

GROUND FLOOR

uPVC double-glazed door with side lights leading into:

ENTRANCE HALL

Recess spotlights, radiators, tiled flooring, doors to:

WET ROOM

uPVC double-glazed obscured window to the rear aspect, electric shower, pedestal handwash basin and WC, floor to ceiling tiling, recess spotlights, radiator, tiled flooring.

INNER HALLWAY

Stairs rising to the first floor, recess spotlights, storage cupboard, further cupboard housing pressurised hot water tank, radiator, wood-effect LVT flooring, doors to:

KITCHEN

A range of matching eye and base-level units with work surface over incorporating composite 1½ bowl sink/drain unit. Integrated dishwasher, fridge/freezer and microwave with space for electric range-style cooker with hob over and extractor hood above. uPVC double-glazed windows to the side aspect, recess spotlights and pendant lighting, tiled splashback and tiled flooring. Opening to:

DINING AREA

A range of units either side offering ample storage, uPVC double-glazed window to the side aspect, recess spotlights and pendant lighting, ample space for dining room furniture, radiator, wood-effect LVT flooring, opening to:

LIVING ROOM

A fine sized triple aspect reception room with uPVC double-glazed windows to both the front and rear aspect and patio doors to the side. Fantastic feature inglenook fireplace with timber mantel and slate hearth housing log burning stove. Recess spotlights, ample space for living room furniture. Radiators, continuation of LVT flooring, doors to:

BEDROOM ONE

Fine-sized double bedroom with uPVC double-glazed window to the rear aspect. Ceiling light, wall lights, radiator, ample space for bedroom furniture, fitted carpet, door to:

BATHROOM

Four-piece suite comprising panel-enclosed bath, walk-in shower enclosure with tiled backing and combination vanity unit with inset handwash basin and WC. uPVC double-glazed obscured window to the rear aspect, ceiling light, radiator, tiling to half height, chrome heated towel rail, tiled flooring and door to hallway.





BEDROOM TWO

Dual aspect double bedroom with uPVC double-glazed windows to the rear and side aspect. Ceiling light, radiators, ample space for bedroom furniture, fitted carpet.

BOOT ROOM

uPVC double-glazed window to the rear aspect, ceiling light, matching eye and base-level units, tiled flooring, radiator.

FIRST FLOOR

LANDING

Velux windows to both the rear and front aspect, radiator, eaves storage, fitted carpet, doors to:

BEDROOM THREE

Double bedroom with uPVC double-glazed window to the side aspect, ceiling light, radiator, fitted carpet.

BEDROOM FOUR

Double bedroom with Velux window to the rear aspect, ceiling light, eaves storage, radiator, fitted carpet.

BEDROOM FIVE

Double bedroom with a uPVC double-glazed window to the side aspect. Ceiling light, ample space for bedroom furniture, radiator, fitted carpet.

OUTSIDE

The property is approached over a concrete driveway providing extensive parking with a gravelled area to the front of the property, providing access to the house and garage.

To the front of the property is a large, paved patio area ideal for alfresco dining with fine sized garden. To the other side of the driveway is an impressive equestrian set up comprising the following:

Hard standing stable yard with concrete path leading to:

STABLE BLOCK

Comprising Five Stables each measuring 11' x 11' (3.35m x 3.35m) with water connected.

At the top of the yard is a detached timber framed Barn 75' x 38' (22.86m x 11.58m) with part concrete floors, with further stabling and storage offered and exercise area to the rear.

Adjoining the barn is an impressive Sand School 120' x 90' (36.58m x 27.43m) with post and rail fencing.

INTEGRAL GARAGE

Two electric roller doors to the front aspect. Ceiling light, window to rear and door to utility room.

LOFT ROOM

Set above the garage and accessed via an external wooden staircase. A versatile space with two velux windows to the rear aspect.

THE LAND

The land extends to approximately 11.14 acres which is mainly level with well-defined hedge and fence boundaries. The majority of the land is divided into smaller paddocks accessed via a thoroughfare from the yard - there is water to some of these fields. There is a larger paddock set to the south where you will find a useful hay barn. To the eastern boundary is a naturally fed Pond offering a haven for wildlife.

TENURE

Freehold

AGENTS NOTE

Please note that the property was formerly subject to an occupancy restriction, which was removed under planning application number: **1/0228/2017/FUL**. The planning application was granted subject to the following conditions:

1). Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no development of the types described in Part 1

Classes A, B, C, D, & E: of Schedule 2, other than that hereby permitted shall be carried out without the further grant of planning permission.

2). The buildings and equine facilities on the land shall not be used other in conjunction with the dwelling known as Waterlands, and shall be used either for agricultural purposes or for any equine related purposes including but not limited to livery, horse breeding, the giving of riding instruction, or the schooling or training of horses.



Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
 265.6 m²
 2858 ft²
Reduced headroom
 28 m²
 301 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services

Mains water and electricity. Private drainage. Oil-fired central heating.
Solar PV panels provide a supplemented electricity supply.

⚡ EE Rating - E

£ Council Tax Band - C

/// Directions

What3Words – guards.less.taxpayers

👤 Virtual Tour

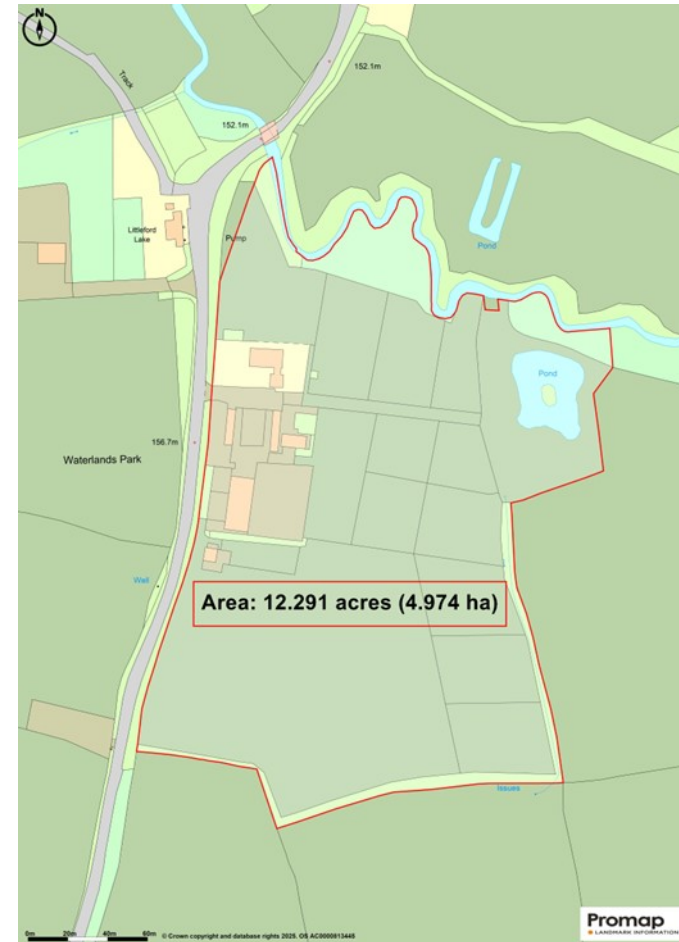
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Viewings strictly by appointment only

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