



Littlebridge Farmhouse

Bridgerule, Holsworthy, Devon, EX22 7EX

KIVELLS

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£550,000 Asking Price

Detached Devon longhouse with approximately 250sqm of versatile and characterful accommodation

Four bedrooms including self-contained one-bedroom annexe

Set within approximately 0.5 acres with gardens, orchard and entertaining terrace

Well-positioned within a convenient and well-connected village location

Excellent scope for dual occupancy, multi-generational living or income potential



Situation...

A substantial and highly versatile four-bedroom (all en-suite) detached former Devon longhouse, set within a well-connected village location and occupying a generous plot of approximately half an acre.

The property has been extensively extended and improved by the current owners, and now offers around 250 sqm of well-balanced accommodation, combining characterful period features with modern finishes to suit contemporary living.

A key feature is the flexibility of the layout, including a well-appointed one-bedroom annexe with its own kitchen/dining room and snug. This space is ideally suited to dual occupancy, multi-generational living, or for those seeking additional income potential.

The main residence comprises a well-proportioned kitchen/breakfast room, dining room, and an impressive living room centred around a striking fireplace. Further ground floor accommodation includes a sunroom, utility room, and WC. On the first floor are three bedrooms, two of which are doubles, including an impressive master, and a further single, all served by bathrooms.

Externally, the property is approached over a large gravelled driveway providing ample off-road parking for several vehicles, along with a useful store. The gardens extend to approximately half an acre and are predominantly laid to lawn, offering excellent scope for landscaping. A small orchard lies to the rear, while a generous gravelled terrace is accessed from the sunroom, providing an ideal setting for outdoor dining and entertaining.

Overall, the property offers generous and adaptable accommodation with further potential to personalise, and will appeal to a wide range of buyers. Homes of this character and scale, set within village locations and offering such versatility, are rarely available.



Set in the village of Bridgerule with Public House, primary school, playing field, Community run village store, village hall and places of worship. The village enjoys a highly accessible location just five miles from the popular north Cornish coastal town of Bude and the traditional market town of Holsworthy. Bude is famed for its dramatic coastline and golden beaches forming part of a designated Area of Outstanding Natural Beauty (AONB). The town offers an extensive range of amenities including supermarkets, independent shops, cafes as well as a variety of water sports and leisure activities.

Holsworthy provides further shopping and recreational facilities, including a supermarket and sports centre. Excellent schooling is available in both Bude and Holsworthy, with broader educational, retail and leisure opportunities found in Launceston, approximately 12 miles to the south. The cathedral city of Exeter, offering a mainline rail link and M5 motorway access, lies about 50 miles to the east.

Accommodation



ENTRANCE

Stable door into:

ENTRANCE PORCH

Ceiling light, space for coats and boots, tiled flooring. Original glazed door into:

HALLWAY

Stairs rising to the first floor with understairs storage cupboard. Recessed spotlights, cupboard housing consumer board. Original slate flagstone flooring. Doors to further reception rooms and opening to:

DINING ROOM

Attractive fireplace housing log burning stove with timber mantel over and stone hearth. uPVC double-glazed window to the front aspect. Recess spotlights, original beams, handy storage cupboard. Radiator, wood effect lino flooring, steps down to:

KITCHEN/DINING ROOM

Range of matching eye and base-level units with wood-effect work surface over. Space for free-standing LPG range-style cooker with stainless steel splashback and extractor hood above. uPVC double-glazed window and stable door to the front aspect, recess spotlights, tiled splash-backing, space for fridge/freezer, continuation of wood-effect lino flooring. Slate steps to:

UTILITY ROOM

Base-level units with wood-effect work surface over with integrated 1.5 bowl stainless steel sink/drainer unit. Undercounter space and plumbing for washing machine, further space for tumble dryer. uPVC double-glazed obscured window to

the rear aspect. Recess spotlights, radiator, original slate flagstone flooring. Door to:

WC

uPVC double-glazed window to the side aspect, wall-mounted handwash basin. Low level flush WC, recess spotlights, continuation of flooring.

SUN ROOM

Fine-sized reception space with uPVC double glazed windows to the rear aspect, timber doors also to rear and polycarbonate roof over. Wall lights, wood-effect lino flooring, ample space for living or dining furniture.

LIVING ROOM

Cosy reception room boasting character features throughout including impressive stone fireplace with dome oven housing log burning stove, original beam over. uPVC double-glazed window to the front aspect with window seat. Recess spotlights, ample space for living room furniture, original slate flagstone flooring, radiator. Door to annexe.





FIRST FLOOR LANDING

Ceiling light, fitted carpet, storage cupboard. Steps and doors to:

BEDROOM ONE

Impressive master bedroom with vaulted ceiling with exposed timber A-frame. uPVC double-glazed window to the front aspect. Ceiling lights, fitted carpet. Stairs rising to the loft with storage under. Steps and door to:

ENSUITE

Very generous master four-piece suite comprising walk-in shower enclosure with drench shower head over, enclosed bath with tiled backing and shower attachment over. Pedestal handwash basin and WC. uPVC double-glazed window to the rear aspect, recess spotlight, loft hatch access, towel rail, lino flooring.

BEDROOM TWO

Generous-sized double bedroom with uPVC double glazed window to the front aspect. Ceiling light, built-in cupboard, fitted carpet, radiator, ample space for bedroom furniture. Door to:

ENSUITE

Three-piece suite comprising walk-in shower enclosure With tiled splash-backing. Pedestal handwash basin and WC. uPVC double-glazed window to the rear aspect, recess spotlights, heated towel rail, tiled flooring.

BEDROOM FOUR

Single bedroom with uPVC double-glazed window to the front aspect. Ceiling light, radiator, fitted carpet. Door to:

JACK AND JILL ENSUITE

Three-piece suite comprising shower enclosure with tiled backing and drench showerhead over, wall-mounted vanity unit with inset handwash basin and WC. Timber obscured window to the front aspect. Further window to landing. Recess spotlights, chrome heated towel rail, wood-effect lino flooring.

ANNEXE

KITCHEN

Modern kitchen comprising a range of matching eye and base-level units with wood-effect work surface over incorporating 1.5 bowl stainless steel sink/drain unit, integrated electric four-ring hob with oven under and

extractor hood above. uPVC double-glazed window and door to the rear aspect, recess spotlights. Built in fridge/freezer, dishwasher and washing machine. Space for dining table. Radiator, tiled flooring.

SNUG

uPVC double-glazed window to the front aspect, recess spotlights and wall lights. Secondary staircase rising to the first floor with understairs storage cupboard. Radiator, fitted carpet and steps down to:

LANDING

Ceiling light, door to:

BEDROOM THREE

Fine-sized double bedroom with uPVC double glazed window to the front aspect. Ceiling light, loft hatch access, radiator, fitted carpet and ample space for bedroom furniture. Door to:

ENSUITE

Three-piece suite comprising panel enclosed bath with tiled backing, pedestal handwash basin and WC. uPVC double-glazed window to the rear aspect. Recessed spotlights, chrome heated towel rail, built-in cupboard, tiled flooring.

OUTSIDE

The property is approached through five-bar gate leading to a generous gravelled driveway, providing ample off-road parking for several vehicles. The front is attractively bordered by established flower beds and also offers a useful store room.

The gardens extend to approximately half an acre and are predominantly level and laid to lawn, offering excellent scope for further landscaping. Accessed from the sunroom is a generous gravelled terrace, ideally suited to outdoor dining and entertaining. From here a slope leads past a useful garden store, along with an external shower room and WC to the extensive lawn, set to the rear you will find a small orchard which adds to the appeal.

Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

245.3 m²
2638 ft²

Reduced headroom

1 m²
11 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, drainage and electricity. Oil fired central heating with wood burners as a secondary form of heating

⚡ EE Rating - Tbc

£ Council Tax Band - E

/// Directions

What3Words - milky.hats.highbrow

👤 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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