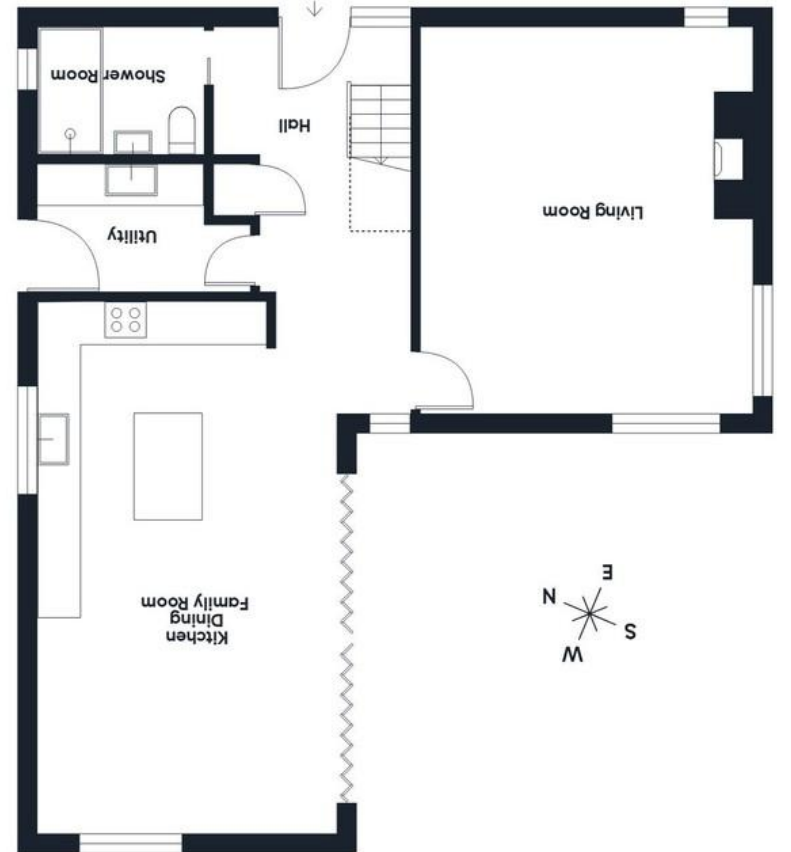
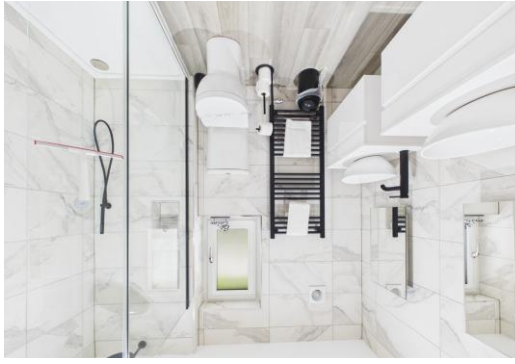
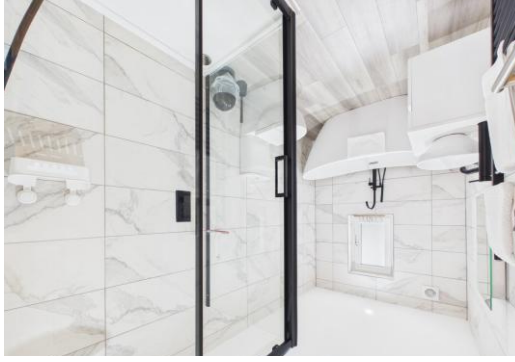


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Old Paddock , Bridgerule, Holsworthy, Devon, EX22 7ER

- Beautifully appointed contemporary detached family home
- Discreetly positioned within the charming rural village of Bridgerule
- Triple aspect living room, kitchen dining family room and utility
- Four bedrooms, walk in wardrobe and ensuite to principal, family bathroom and separate shower room
- Extensive parking, double garage and landscaped gardens



The Old Paddock ,

Bridgerule, Holsworthy, Devon, EX22 7ER

£725,000

The Old Paddock is a beautifully appointed contemporary detached family home, quietly tucked away in the heart of the highly desirable village of Bridgerule. Thoughtfully designed with modern living in mind, this stylish and energy efficient property combines sleek, contemporary finishes with a warm, welcoming feel, perfect for families seeking a refined village lifestyle.

Discreetly positioned behind a set of enclosed gates, within this charming rural community, the home enjoys a sense of privacy and tranquillity, whilst remaining conveniently placed for a wealth of local amenities. The popular coastal town of Bude is just a short drive away, alongside the market towns of Launceston and Holsworthy.

Internally the property offers a welcoming double height galleried landing with a glass and oak balustrade staircase, triple aspect living room with feature open sided contemporary electric fire, kitchen dining family room with bi-fold doors, utility and ground floor shower room.

On the first floor there are four generous double bedrooms with walk in wardrobe and ensuite to the principal bedroom and a separate family bathroom.

Outside there is a detached double garage, landscaped gardens laid to lawn with extensive stone patio seating areas with a covered area for a hot tub and an orchard to the side

ENTRANCE HALL Entering via a composite door with stainless steel 'T' bar handle with a fixed UPVC double glazed window to side. The entrance hall makes an immediate impression with its double-height ceiling, glass and oak balustrade staircase ascending to the first floor, and a UPVC double-glazed picture window framing views of the rear garden. Inset lighting, light grey oak wood effect laminate flooring with underfloor heating and oak doors serve the following rooms:-

SHOWER ROOM 8' 00" x 6' 6" (2.44m x 1.98m) UPVC double glazed opaque window to the side elevation, attractive tiled walls and light grey oak wood effect laminate flooring, inset lighting, double shower enclosure with soak head shower and separate hand attachment, wall hung wash hand basin, push button low flush WC and wall mounted heated towel rail.

LIVING ROOM 18' 3" x 15' 7" (5.56m x 4.75m) A bright and generously proportioned triple aspect reception room with UPVC double glazed windows to the front side and rear elevations overlooking the gardens. Feature inset contemporary electric fire with open sides, high-level television point and double socket above and light oak wood effect laminate with underfloor heating.

KITCHEN/DINING/FAMILY ROOM 24' 8" x 14' 4" (7.52m x 4.37m) A bright and spacious triple aspect room with UPVC double-glazed windows to the side and rear elevations, complemented by aluminium double-glazed bi-fold doors to the side, seamlessly connecting the inside to the outside. Inset lighting with feature pendant, light oak wood effect laminate flooring with underfloor heating, and a high-level television point with double socket.

The kitchen is a true centerpiece of the home and comprises a range of navy wall and base units with square-edge marble-effect worksurfaces, inset composite sink and drainer with mixer tap, inset electric touch-control hob, integrated twin electric ovens, integrated dishwasher, integrated wine cooler and space for an American-style fridge freezer. A central island with oak breakfast bar provides additional workspace and seating for four.

UTILITY ROOM 8' 2" x 5' 5" (2.49m x 1.65m) UPVC double glazed door to side elevation, inset lighting, fitted with a range of matching navy wall and base units with contrasting square edge marble effect worksurface with inset composite sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer and cupboard housing the pressurised hot water cylinder.

LANDING The gallery landing continues the impressive feel of the home with UPVC double glazed feature window to the front elevation and a UPVC double glazed picture window to the rear, framing lovely views over the gardens. Inset lighting, loft hatch access, oak and glass balustrade. Oak doors serve the following rooms:-

BEDROOM ONE 14' 4" x 12' 4" (4.37m x 3.76m) A bright and beautifully proportioned principal double bedroom, UPVC double-glazed French doors opening onto a Juliet balcony, complemented by a matching picture window to the side elevation and UPVC double glazed opaque window to the rear. The room is further enhanced by a vaulted ceiling with an exposed wooden ridge beam, adding a striking architectural character, along with a television point and a contemporary vertical radiator.

WALK IN WARDROBE 7' 10" x 4' 10" (2.39m x 1.47m) Inset lighting and hanging rails. Door to:-

ENSUITE 7' 9" x 5' 5" (2.36m x 1.65m) A stylish and well-appointed shower room with a UPVC double-glazed opaque window to the side elevation. Attractive tiled walls, light grey oak wood effect laminate flooring and inset lighting. Double shower enclosure with mains fed soak head shower and separate hand attachment, twin wall hung vanity units with freestanding basins and tower mixer taps, push button low flush WC and a wall mounted heated towel rail.

BEDROOM TWO 15' 8" x 9' 00" (4.78m x 2.74m) A bright and spacious dual aspect double bedroom with UPVC double glazed window to front elevation with views over the countryside and St. Bridget Church and a double glazed window to side elevation. Television point and contemporary vertical radiator.

BEDROOM THREE 10' 10" x 10' 1" (3.3m x 3.07m) A bright and spacious double bedroom with UPVC double glazed window to front elevation with views over the countryside and St. Bridget Church. Television point and contemporary vertical radiator.



BEDROOM FOUR 12' 2" x 8' 10" (3.71m x 2.69m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens and UPVC opaque double glazed window to the side. Television point and contemporary vertical radiator.

BATHROOM 10' 9" x 5' 10" (3.28m x 1.78m) UPVC double glazed window to the side elevation, attractive tiled walls and light grey oak wood effect laminate flooring, inset lighting, freestanding double ended bath with central freestanding tower tap with separate hand attachment, double shower enclosure with soak head shower and separate hand attachment, wall hung vanity unit with freestanding basin and mixer tap, push button low flush WC and wall mounted heated towel rail.

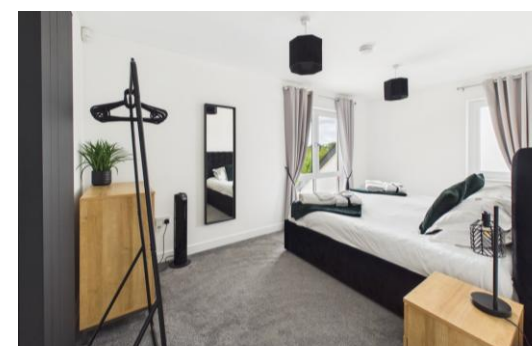
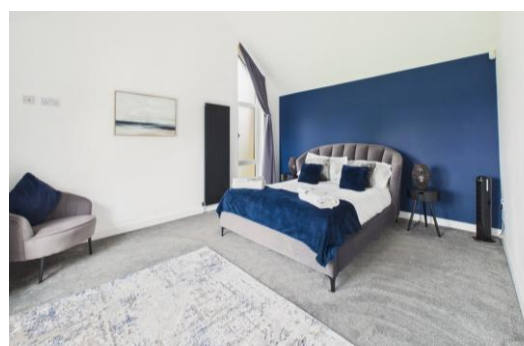
DOUBLE GARAGE 20' 00" x 19' 5" (6.1m x 5.92m) Twin electric roller doors, pedestrian door to the side and twin UPVC double glazed windows to the rear. Light and power connected.

OUTSIDE The property is approached via twin enclosed gates to an extensive gravel driveway with a small area of lawn and path leading to the front door. To the rear the generous landscaped garden is laid to lawn with extensive stone patio seating area with a further covered stone patio area with space for hot tub. To the side twin wooden five bar gates open to a large orchard.

COUNCIL TAX Band TBC

SERVICES Mains electricity, water and drainage. Air source heat pump.

TENURE Freehold



Directions

Take the second left-hand turning signposted to Bridgerule and as you enter the village passing a terrace of houses called Bailey Terrace on your left, there is a shared concrete drive just after the terrace on the left, turn into the drive and following this up and The Old Paddock will be located directly in front of you.



COLWILLS
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