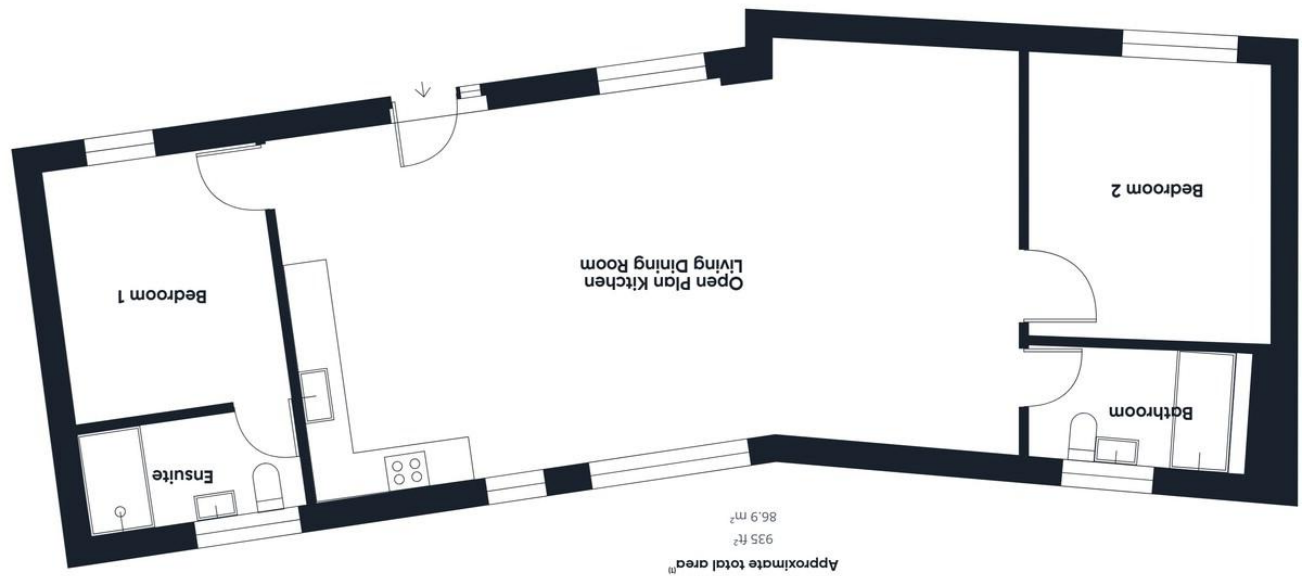




- Beautifully appointed, mid-terrace barn conversion
- Located on the outskirts of the peaceful village of Bridgerule
- Impressive open-plan kitchen, living and dining room with limestone flooring
- Two double bedrooms, ensuite to the principal, separate bathroom
- Off road parking with EV charger and enclosed gardens

£375,000



Directions

From Bude proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right-hand turning signposted Holsworthy. Follow this road out of Stratton until reaching Red Post, turning right towards Launceston, taking the second left-hand turning to Bridgerule after Jewells Cross Garage. Follow this road through into the centre of the village passing the pub on the left and over the narrow bridge over the River Tamar and turn right opposite the Medodist Church with a name plaque Lodgeworthy. Continue along this farm lane and the property will be located on the left hand side.



COLWILLS
the property professionals

Honeysuckle Barn,

Lodgeworthy Farm, Bridgerule, Holsworthy, Devon, EX22 7EH

£375,000

Honeysuckle Barn is a beautifully appointed, mid-terrace barn conversion that effortlessly blends character, charm and thoughtful design. The property offers attractive lime rendered walls, elegant slate windowsills and exposed oak beams and A-frames, complemented by carefully considered architectural lighting that enhances its unique character and creates a warm, welcoming atmosphere.

Set within a courtyard alongside a collection of similar barn conversions, with the original farmhouse positioned to the rear , Honeysuckle Barn enjoys a delightful sense of place and a charming rural setting. To the front, beautiful views stretch across the surrounding countryside towards the picturesque village of Bridgerule, providing a lovely backdrop to this inviting home.

You enter into the heart of the property via a oak wooden stable style door to an impressive open-plan kitchen, living and dining room, 16ft vaulted ceilings with exposed oak beams and A-frames create a wonderful sense of space and character. Beautiful large-format limestone flooring, complemented by underfloor heating, adds a touch of understated elegance, while the kitchen features attractive wooden work surfaces. Oak ledged and lat ch doors lead to two well-proportioned double bedrooms, both with attractive exposed stonework. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the second bedroom and guests. Both bathrooms feature attractive limestone-tiled walls and flooring.

OPEN PLAN KITCHEN LIVING DINING ROOM 33' 5" x 16' 11" (10.19m x 5.16m) Entering via an oak stable style door to this amazing open plan multi zone room with 16ft high vaulted ceiling with exposed oak wooden beams and 'A' frames with feature pendant and up lights. Part exposed stone and feature brick work. Aluminium double glazed window to the front elevation with slate windowsill overlooking the gardens and the village of Bridgerule and twin matching windows to the rear overlooking the courtyard and old farmhouse. Beautiful large format limestone flooring with underfloor heating.

The kitchen is finished with a range of matching wall and base units with solid wooden worksurface, undermounted Belfast style sink with mixer tap. Inset four ring induction hob with extractor hood, integrated appliances comprise of electric double oven and microwave combi oven, fridge freezer, dishwasher and washing machine.

BEDROOM ONE 11' 9" x 10' 3" (3.58m x 3.12m) A bright and spacious principal double bedroom with 15ft high vaulted ceiling with exposed oak beams and wooden 'A' frame, aluminium double glazed window to the front elevation with slate windowsill overlooking the gardens and the village of Bridgerule. Part exposed stone wall and underfloor heating. Door to:-

ENSUITE 10' 4" x 4' 3" (3.15m x 1.3m) Exposed oak beams and wooden 'A' frame, aluminium obscure double glazed window to the rear elevation, beautiful limestone wall and floor tiling. Fixed glass shower

screen, mains fed soak head shower with separate hand attachment, limestone shelf with freestanding wash hand basin, tower mixer tap, toilet bowl with concealed cistern and wall mounted heated towel rail.

BEDROOM TWO 12' 3" x 11' 1" (3.73m x 3.38m) A bright and spacious double bedroom with 15ft high vaulted ceiling with exposed oak beams and wooden 'A' frame, aluminium double glazed window to the front elevation with slate windowsill overlooking the gardens and the village of Bridgerule. Part exposed stone wall and underfloor heating.

BATHROOM 10' 6" x 4' 11" (3.2m x 1.5m) Exposed oak beams and wooden 'A' frame, aluminium obscure double glazed window to the rear elevation, beautiful limestone wall and floor tiling. Panel enclosed bath with fixed glass shower screen, mains fed soak head shower with separate hand attachment, limestone shelf with freestanding wash hand basin, tower mixer tap, toilet bowl with concealed cistern and wall mounted heated towel rail.

PLANT ROOM 4' 10" x 3' 6" (1.47m x 1.07m) Housing the pressurised hot water cylinder and underfloor heating manifolds.

OUTSIDE There is off road parking for two vehicles with wooden pedestrian gate and path leading to the front door. The gardens are located to the front of Honeysuckle Barn and are enclosed by a wooden fence to the front and stone wall to either side. The gardens are laid to lawn with a patio seating area and attractive flower beds.

COUNCIL TAX Band B

SERVICES Mains electricity and mains water. Private drainage via treatment plant. Air source heat pump

TENURE Freehold

