



Atworthy Cross

Bradworthy, Holsworthy, Devon, EX22 7RE

KIVELLS

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£585,000 Asking Price

Generous detached home utilised as a four bedroom property

A range of outbuildings offering great potential (STPP)

Plot size in excess of 6.5 acres, including a two acre paddock and four acres of shrubland

Flexible and spacious accommodation throughout

Rural location with comprehensive facilities available in nearby village

EPC Rating: E



Situation...

A large, detached property currently utilised as a four-bedroom home, the property offers spacious and characterful accommodation, a range of outbuildings offering good potential and land comprising approximately two acres of grassland and near four acres of woodland.

The well-presented accommodation briefly comprises a spacious living room with bi-folding doors to the garden, a study (utilised as a fourth bedroom), bedroom with en-suite, kitchen, sunroom, dining room and utility room with cloakroom. On the first floor there are two good sized double bedrooms and a family bathroom. Externally, the plot exceeds 6 ½ acres boasting a generous landscaped garden, a range of outbuilding's including former stable block, a near two-acre paddock with road access and adjoining near four acres of woodland.



Situated approximately 1.4 miles (walkable in 30 minutes) from the sought after village of Bradworthy which has an excellent range of traditional shops including butchers, good 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 10 miles away and has a weekly pannier market. There are a range of local shops as well as a 'Waitrose' supermarket, a 'Co-Op' 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

Accommodation

SIDE ENTRANCE

uPVC double-glazed door providing access to a slated entrance porch. Windows to side and front, wall light, space for coats and boots, tiled flooring. Timber stable door into:

ENTRANCE HALLWAY

With loft-hatch access, wall lights, radiator, laminate flooring, and doors into:

LIVING ROOM

Generous-sized reception room with wood-effect uPVC bi-folding doors to the side aspect. Feature fireplace with stone surround, timber mantel and slate hearth housing log-burning stove. Ceiling light, radiators, fitted carpet, door to:

SUN ROOM / STUDY / HOBBIE ROOM

Currently utilised as a fourth bedroom with timber double-glazed windows to either side aspect. Ceiling light, panel electric radiator, space for furniture. Fitted carpet.

BEDROOM THREE

Double-bedroom with uPVC double-glazed window to the side aspect. Ceiling light, radiator, storage cupboard, fitted carpet. Door to:

ENSUITE

Three-piece suite comprising shower enclosure with electric shower over and tiled splash backing. Close coupled WC and pedestal handwash basin. uPVC double-

glazed window to the front aspect. Ceiling light, fan heater, tiled flooring.

KITCHEN

Range of matching eye and base level units with marble-effect work surface over, incorporating four ring electric hob and electric double oven. Recess housing oil-fired Aga, kitchen island with wood-effect work surface over. Ceiling light, space for free-standing fridge-freezer, storage cupboard, laminate flooring and opening to:

DAYROOM

Light and airy reception room with uPVC double-glazed windows to three aspects, uPVC double-glazed door to rear. Twin Velux windows, ceiling lights, range of matching eye and base level units with marble-effect work surface over incorporating 1 ½ stainless steel sink/drain unit with mixer tap over. Continuation of laminate flooring, ample space for dining table.

UTILITY ROOM

Fitted base-level unit with work surface over incorporating stainless steel sink/drain unit with undercounter space and plumbing for washing machine. uPVC double-glazed window to the front aspect, ceiling light, larder cupboard, space and plumbing for dishwasher. Radiator, laminate flooring, door to:





WC

Low level flush WC and handwash basin. uPVC double-glazed window to the side aspect, ceiling light, laminate flooring.

DINING ROOM

Cosy reception room with feature stone fireplace with slate hearth housing log-burning stove. uPVC double-glazed window to the front aspect, ceiling light, radiators, laminate flooring. Door to:

FRONT ENTRANCE HALL

Ceiling light, radiator, laminate flooring. Stairs ascending to first floor.

FIRST FLOOR LANDING

Ceiling light, loft hatch access, doors and steps to:

BEDROOM ONE

Generous sized double-bedroom with uPVC double-glazed windows to the front aspect. Built-in wardrobes, ceiling light, radiator, laminate flooring.

BEDROOM TWO

Good sized double-bedroom currently utilised as a twin. Dual aspect with uPVC double-glazed windows to either side aspect. Ceiling light, built-in wardrobe, airing cupboard housing hot water tank. Feature fireplace, radiator, timber flooring.

BATHROOM

Four-piece suite comprising walk-in shower enclosure with electric mirror shower over. Roll-top bath, pedestal handwash basin and low-level flush WC. uPVC double-glazed window to the front aspect, ceiling light, storage cupboard. Timber panelling, radiator, wood-effect flooring.

OUTSIDE

The property is approached over a

tarmacadam drive to the side providing ample off-road parking and access to the TIMBER GARAGE. A pathway leads through the bulk of the generous landscaped garden which is set to the east of the property and chiefly laid to lawn with a variety of mature shrubs, plants and trees planted along the borders. The paved path continues to an array of outbuildings set to the north of the property including a block built former STABLE BLOCK with four loose boxes and adjoining GREENHOUSE to the rear. There is also a block built former PIGSTY, which offers useful storage and ample potential. The path wraps around the property to further lawned areas to both the front and side where you will find a decking area well suited for alfresco dining and enjoying the countryside views.

The land adjoins the property with road access through five-bar gate and extends just over six acres comprising a near two-acre gently sloping paddock with small timber tractor shed and matured hedge bank and stock proof fencing border with gate leading to four acres of shrubland – a haven for wildlife.

TENURE

Freehold



Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

132.08 m²
1421.7 ft²

Reduced headroom

0.49 m²
5.27 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Services

Mains water and electricity. Private drainage via a recently installed treatment plant. Oil fired central heating. The original Well is still located on the property, though it is no longer in use.

⚡ EE Rating - E

£ Council Tax Band - E

/// Directions

What3Words - clipped.whiplash.sweated

👤 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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