





WREN COTTAGE, HONNACOTTS MEADOW

Bradworthy, Holsworthy, Devon, EX22 7FS

Price £499,950

- Sympathetically designed detached dormer bungalow
- Located within an easy five-minute walk of the village centre
- Dual aspect open plan kitchen/living/dining room with 5kW wood burner
- Three generous double bedrooms with three bath/shower rooms
- Integral garage, off road parking and lawn gardens with slate patio seating areas

Wren Cottage is an exceptional, sympathetically designed detached dormer bungalow, forming part of the exclusive Honnacotts Meadow development, an intimate collection of just five beautifully crafted, energy efficient cottage style homes on the edge of the charming and self-contained village of Bradworthy, within an easy five-minute walk of the village centre.

Designed with meticulous attention to detail, the interiors reflect timeless craftsmanship throughout. Bespoke plasterwork emulates traditional lime-rendered walls with soft, rounded corners, complemented by deep slate windowsills and characterful timber lintels. Solid oak plank doors with hand-forged pewter ironmongery enhance the sense of quality, while ash skirting boards and door linings complete the high-end finish. A striking bespoke oak and glass balustrade staircase provides an elegant focal point, seamlessly blending classic materials with contemporary design. Flooring has been carefully selected for both durability and style, including natural slate tiles, engineered oak, and non-slip porcelain slate in wet areas.

Internally, the property offers a open-plan, dual-aspect kitchen, living and dining room with a 5kW wood burner, a shaker-style kitchen with cut slate worksurfaces, and a utility room. The ground floor also features a spacious double bedroom with a Jack and Jill shower room, while the first floor accommodates two generous double ensuite bedrooms.

Externally, there is off-road parking in front of the integral garage and gardens laid to lawn with slate patio seating areas perfectly combining practicality, style, and outdoor living.





DIRECTIONS

From our offices in Bude, proceed down Queen Street and then right into Lansdown Road and along the Strand, turn left at the mini roundabout into Bencoolen Road and remain on this road all the way up the hill passing straight over the Morrisons roundabout. At the next roundabout turn left onto the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). Remain on this road for 1.8 miles and at Burnards House turn left signposted Chilsworthy and Bradworthy, stay on this road until reaching a T junction and at West Ugworthy turn left in the direction of Bradworthy and remain on this road passing through the village with the village square on the left, and follow the signs for Meddon and Hartland on North Road and Honnacotts Meadow will be located a short distance along on the right hand side.

OPEN PLAN KITCHEN LIVING DINING ROOM

25' 11" x 15' 3" (7.9m x 4.65m) Entering via a composite door into the bright and spacious triple aspect multi zone room with inset lighting and feature pendant lighting, three UPVC double glazed windows with slate windowsills and oak wooden lintels above overlooking the gardens, 9ft wide aluminium double glazed bifold doors open out onto the slate patio seating area and gardens. Fireplace with oak wooden lintel, slate hearth with 5kw log burner, engineered oak wood flooring to the living area and slate tiled flooring to the kitchen/dining area all with underfloor heating, ash skirting boards and door linings. Bespoke oak wooden staircase with glass balustrade with useful storage cupboard which houses the underfloor heating manifolds.

The kitchen is finished with a range of matching shaker-style wall and base units with slate worksurface with matching upstand, with inset one and a half bowl composite sink and drainer with mixer tap, inset induction hob with extractor canopy, integrated electric double oven and integrated dishwasher.

Solid oak plank doors with hand forged pewter ironmongery serve the following rooms:-

UTILITY ROOM

10' 7" x 5' 10" (3.23m x 1.78m) Composite double glazed door to the side elevation. Inset lighting, ash skirting boards and door linings and slate tiled flooring with underfloor heating.

The utility is finished with a range of matching white high gloss wall and base units with fitted contrasting worksurface with inset stainless steel sink and drainer with mixer tap, space for washing machine and condensing dryer.

BEDROOM THREE

10' 00" x 9' 6" (3.05m x 2.9m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation with slate windowsill and oak wooden lintel above. Wall lights, ash skirting boards and door linings and engineered oakwood flooring with underfloor heating. Door to:-

JACK AND JILL SHOWER ROOM

10' 6" x 32' 8" (3.2m x 9.96m) Inset lighting, large shower with fixed frameless glass screen with mains fed soak head shower and separate hand attachment, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail and anti-slip porcelain slate flooring with underfloor heating.

FIRST FLOOR

Double glazed roof light with rounded window reveals, ash skirting boards and door linings, engineered oak wooden flooring and useful linen cupboard with Openreach fibre box. Doors serve the following rooms:-

BEDROOM ONE

15' 00" x 10' 2" (4.57m x 3.1m) A spacious principal dual aspect double bedroom with UPVC double glazed window to the front and side elevation with slate windowsill and oak wood lintel above. Wall lights, ash skirting boards and door linings, engineered oak wooden flooring and radiator. Door to:-

ENSUITE

10' 2" x 6' 3" (3.1m x 1.91m) Double glazed roof light with rounded window reveals, inset lighting, double shower enclosure with fixed frameless glass screen, mains fed soak head shower with separate hand attachment, panel enclosed bath, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail and anti-slip porcelain slate flooring with underfloor heating.

BEDROOM TWO

11' 9" x 11' 00" (3.58m x 3.35m) A bright and spacious double bedroom with floor to ceiling UPVC double glazed window to the side elevation. Wall lighting, ash skirting boards and door linings, engineered oak wooden flooring and radiator. Door to:-

ENSUITE

10' 7" x 6' 3" (3.23m x 1.91m) Double glazed roof light, inset lighting, double shower enclosure with fixed frameless glass screen, mains fed soak head shower with separate hand attachment, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail, anti-slip porcelain slate flooring with underfloor heating and useful storage cupboard.

GARAGE

18' 8" x 9' 9" (5.69m x 2.97m) Up and over door with light and power connected. Stiebel Eltron air source heat pump system with cylinder.

OUTSIDE

To the front of the property there is off road parking in front of the garage with electric car charger fitted, the garden to the front is laid to lawn with natural wood picket fence with path leading around to the rear. The generous gardens are laid to lawn with a slate patio seating area which can also be accessed from the open plan kitchen living dining room. There is also an outside socket and cold water tap.

COUNCIL TAX

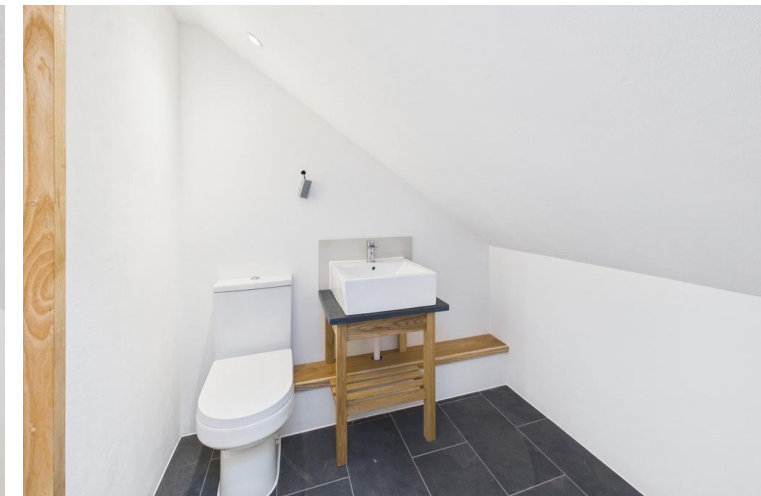
New Build - TBC

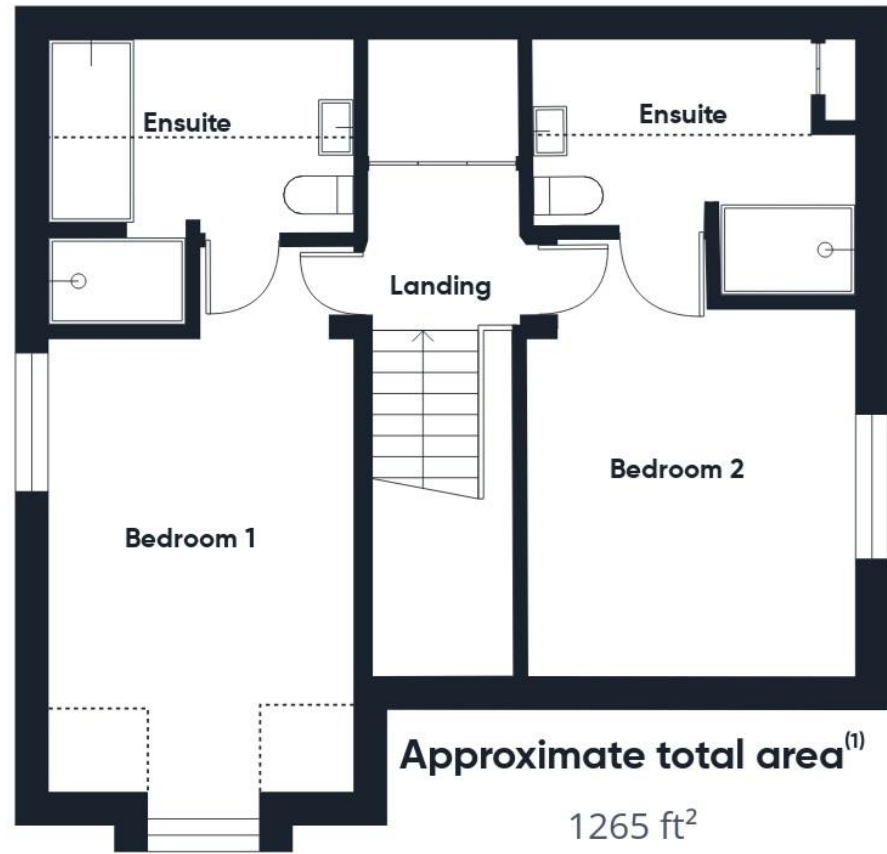
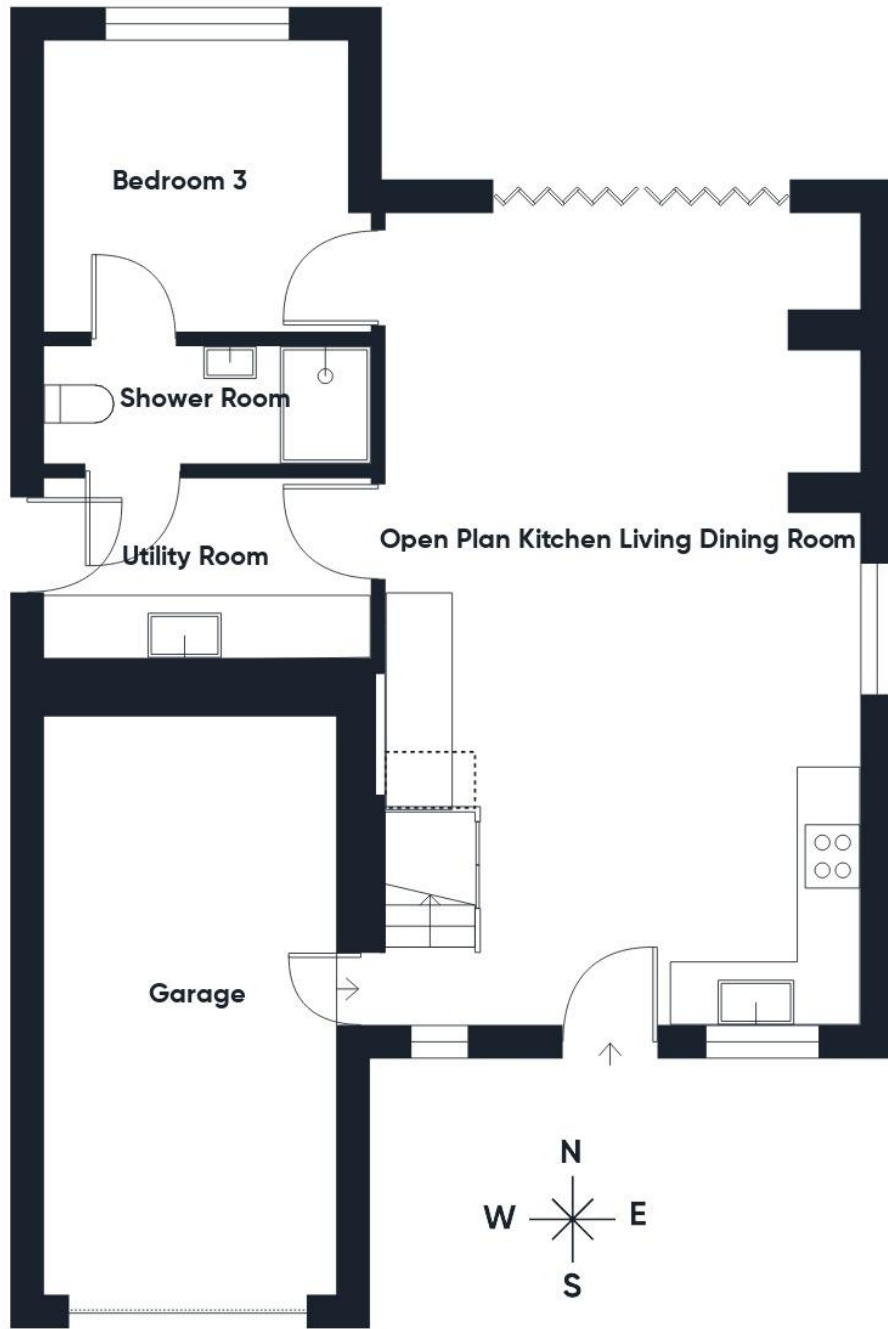
SERVICES

Mains electricity, water and drainage. Energy efficient heating and hot water via air source heat pump system.

TENURE

Freehold





Approximate total area⁽¹⁾

1265 ft²

117.5 m²

Reduced headroom

72 ft²

6.7 m²

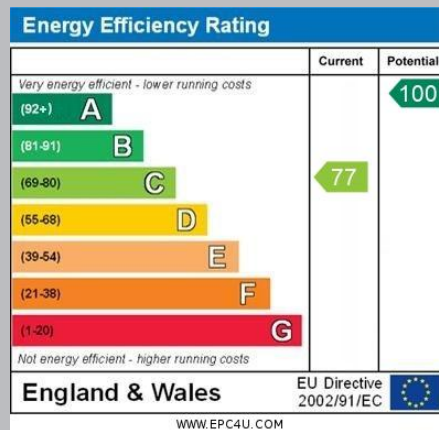




COLWILLS
estate agents • property management • lettings

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

