



Rosehip Cottage



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Bridgerule, Holsworthy, Devon, EX22 7EF

Stunning detached new home nearing completion, with far reaching countryside and sea views from the gorgeous balcony. Choice of kitchen and bathrooms available.

- Exceptional newly built home
- 4 Bedrooms
- Choice of Kitchen and bathrooms available
- Extra land available by separate negotiation
- Council Tax Band: TBC
- Secluded plot
- Far reaching countryside and sea views
- Gardens, garage and parking
- Freehold
- EPC Band: TBC

Guide Price £750,000

Situation

The property is located on the outskirts of the popular village of Bridgerule, where one can find a local pub and county primary school and community centre. A more comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 6.5 miles distant or Holsworthy which offers further general stores including Waitrose. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The thriving market town of Holsworthy is 5.3 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13.6 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.



Description

A newly built detached residence, nearing completion, set within a generous private plot and enjoying uninterrupted countryside and far-reaching sea views. The property offers well proportioned accommodation, including four bedrooms, with the opportunity for purchasers to personalise the kitchen and bathroom fittings to their own specification. Outside, there are gardens, together with a garage and ample parking. Additional land is available by separate negotiation. P.C sum of between £18,000 and £20,000 to put towards kitchen and bathrooms. This property will be one of three houses built in this stunning location.

Outside

There will be a ample driveway set to the front, with access to the single garage. Wide pedestrian access on both sides leads to the rear garden, which will be laid to lawn with a patio laid to enjoy those wonderful views and south facing aspect.

Viewing

Strictly by prior appointment with the vendors' appointed agents, Stags.

Services

Main electricity, water and private drainage via a brand new treatment plant. Heat Recovery system throughout the property. Air source heat pump supplying the underfloor heating throughout. Solar Panels with inverter and battery for storage. Electric car charging point.

Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

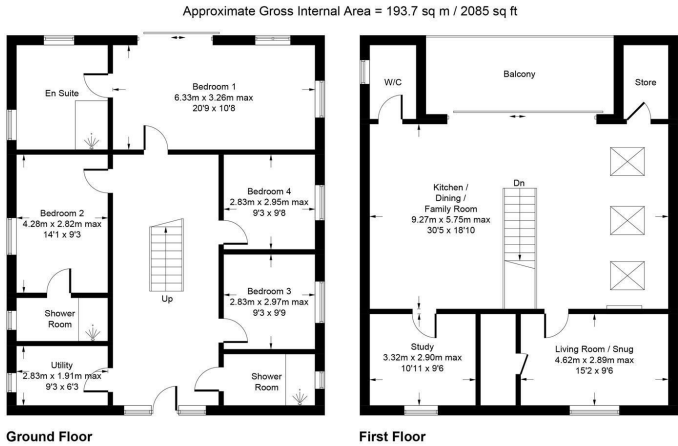


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313845)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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