

# Sunnymead

Bradworthy, Holsworthy, Devon EX22 7RY

Guide Price

£650,000



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# Four-Bedroom Home With A One-Bedroom Annexe, Outbuildings And 0.9 Acres

Sunnymead, Bradworthy, Holsworthy, Devon EX22 7RY

Set within a peaceful and private position in the beautiful countryside near Bradworthy, this is a superb opportunity to acquire a versatile four-bedroom home with an adjoining one-bedroom annexe, set within just under an acre of land and complemented by a range of useful outbuildings. An additional 4.36 acres of land are also available by separate negotiation.

The property is entered via a spacious central hallway that extends through much of the home, with a variety of well-proportioned rooms leading from it. The impressive lounge, featuring a charming wood-burning stove, provides a warm and inviting focal point and is slightly elevated to make the most of the far-reaching countryside views.

To the rear of the property is a generously sized kitchen/dining room, ideal for entertaining family and friends. Offering extensive worktop space, ample built-in storage, and plenty of room for dining, it is perfectly suited to those who enjoy cooking and hosting. Adjoining the kitchen is a practical utility room, providing additional storage, useful boot room space, an oil-fired Rayburn, and further preparation areas.

The ground floor also offers three well-proportioned bedrooms and a family bathroom fitted with both a separate bath and shower. Upstairs, is the spacious principal bedroom, a bright and airy retreat enjoying fantastic countryside views. This floor also benefits from a useful study area and an additional shower room.

## THE ANNEXE -

The annexe can be accessed either externally via the boot room or internally through the main kitchen. It comprises a double bedroom with en-suite shower room, a living/dining area with sliding doors opening to the outside, and a useful kitchenette. This flexible space is ideal for dependent relatives or guest accommodation.

## SERVICES -

Oil fired central heating. Main electricity and water. Private drainage.

Annexe - Electric heating.

Council tax band D

EPC rating TBA





# Situation

Bradworthy is a charming and welcoming village set in the heart of North Devon's rolling countryside, close to the Cornwall border and surrounded by picturesque hamlets including Sutcombe, Woolfardisworthy, Pyworthy, and Kilkhampton.

Known for its traditional village square, independent shops, and friendly community atmosphere, Bradworthy offers an ideal balance of rural tranquillity and everyday convenience.

The area is perfect for walkers and outdoor enthusiasts, with miles of scenic footpaths, woodland trails, and quiet country lanes leading through unspoilt countryside towards the Tamar Lakes, where visitors can enjoy watersports, fishing, cycling, and nature walks.

Nearby beaches at Bude, Sandymouth, and Welcombe provide stunning coastal scenery and excellent surfing opportunities, while local pubs, cafés, primary schools, and village amenities make the area particularly popular with both families and retirees.

Further afield, the market town of Holsworthy offers a wider range of supermarkets, schooling, and agricultural services, whilst the historic port town of Bideford provides extensive shopping, restaurants, leisure facilities, and access to the famous Tarka Trail. Together, the area combines peaceful countryside living with excellent access to the coastlines, attractions, and outdoor lifestyle of both North Devon and North Cornwall.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford**  
office on - 01237 879797



### Entrance Hall

**Kitchen/Dining Room 5.8 x 3.91 (19'0" x 12'9")**

**Lounge 7.47 x 3.96 (24'6" x 12'11")**

**Utility Room 2.97 x 2.38 (9'8" x 7'9")**

**Bedroom 1 5.87 x 3.6 (19'3" x 11'9")**

**En-Suite 2.84 x 1.3 (9'3" x 4'3")**

**Study 2.57 x 1.85 (8'5" x 6'0")**

**Bedroom 2 3.94 x 3.86 (12'11" x 12'7")**

**Bedroom 3 3.96 x 3.15 (12'11" x 10'4")**

**Bedroom 4 3.38 x 3.18 (11'1" x 10'5")**

**Bathroom 2.74 x 2.36 (8'11" x 7'8")**

**Annexe Lounge/Diner 5.59 x 3.37 (18'4" x 11'0")**

**Annexe Kitchenette 2.59 x 1.89 (8'5" x 6'2")**

**Annexe Bedroom 3.63 x 2.43 (11'10" x 7'11")**

**Annexe En-Suite**

**Two Stables, Two Barns & Tackroom**

**Two Sheds**

**Pole Barn**

**Garage/Workshop 6.1 x 5.64 (20'0" x 18'6")**





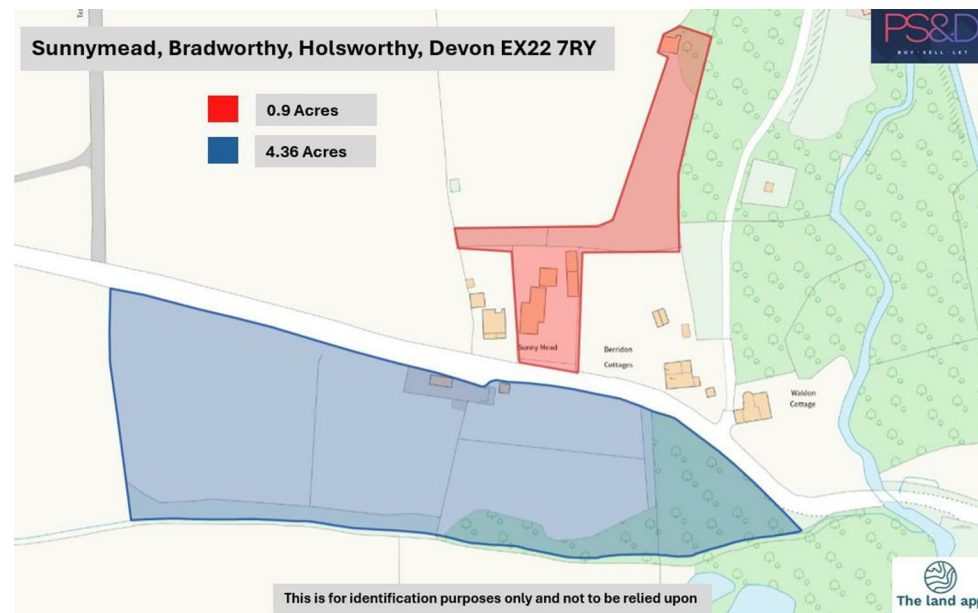






## DIRECTIONS

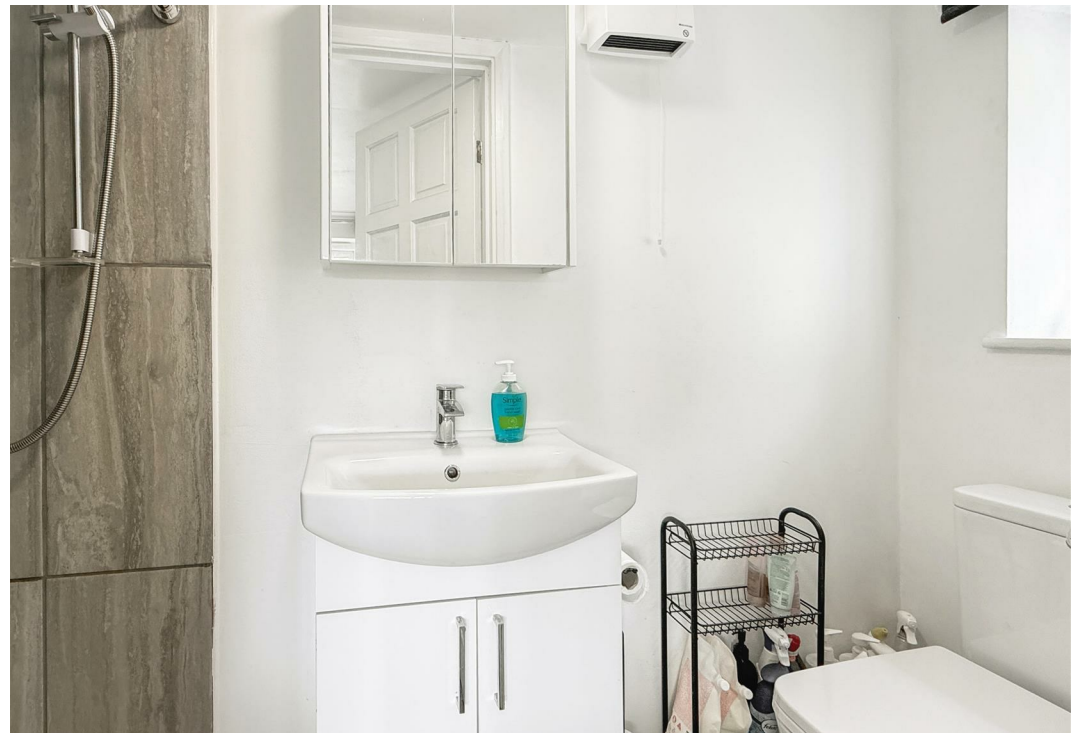
From Bideford Quay, proceed along the A386 towards Torrington. Just before Landcross, turn right, signposted Bradworthy. Continue along this road for approximately 12 miles until you reach Bradworthy. Upon entering the village, continue to the crossroads and proceed straight across, passing the school on your right. Go down the hill, keeping right and crossing over a small bridge. Sunnymead is the third property on your right-hand side, clearly labelled with a nameplate.



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GROUND FLOOR  
2032 sq.ft. (188.7 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 2512 sq.ft. (233.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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