



North Worden





# North Worden

West Putford, Holsworthy, EX22 7UZ

Bradworthy 3.7 miles – Holsworthy 7.6 miles – Bude 16.7 miles

A most impressive detached barn conversion with over 15 acres and excellent equestrian facilities.

- No onward chain
- 4 bedrooms
- Wealth of charm & character throughout
- Range of outbuildings
- Freehold
- Detached country residence
- Approximately 15.3 acres in all
- Stabling & sand school throughout
- Off road parking & double garage
- Council Tax Band: E

## Offers In Excess Of £899,950

### SITUATION

The property lies in a rural position near the village of West Putford. The historic village of Bradworthy is 3.7 miles away and offers a range of day to day amenities including a general store, Post Office, garage, primary school and The Bradworthy Inn. The market town of Holsworthy is 7.6 miles away with its Waitrose supermarket, doctors', dentists' and veterinary surgeries. To the north is the town of Bideford, with access to the A39 and the larger town of Barnstaple.

Bude offers a range of water sport and leisure facilities and is located just over 16 miles to the south west.

### DESCRIPTION

This impressive detached barn conversion offers a wealth of charm and character, whilst providing spacious and versatile accommodation throughout.

The property is understood to be of stone construction with a block extension added at a later date, whilst the property also benefits from wooden double-glazed windows.

In addition to the house, the property provides an excellent opportunity for those looking for an equestrian property or smallholding opportunity, with a range of outbuildings, garaging, stabling, sand school and over 15 acres in all.

Viewing is highly recommended.





**ACCOMMODATION**

From the parking area a door leads into the entrance boot room with a storage cupboard and a further door into the utility room with a range of cupboards, sink, space for appliances and a WC.

The heart of the house is a fantastically spacious kitchen/dining room with a range of cupboards with granite work surfaces, island with wooden worktop, Belfast sink, further sink within the island and an AGA with a gas hob. The room is completed by a spacious living/dining space which enjoys a wood burning stove.

Off the kitchen, there is a dining room which would equally work as a garden/further reception room with double doors leading out to the garden and an additional access to a patio terrace which would be ideal for alfresco dining.

There is a useful study which offers ideal space for those looking to work from home but would equally work as a snug or playroom with built-in storage.

The generous dual aspect sitting room is entered via a double height vaulted area with steps leading up to the first floor and providing an abundance of space and light. A couple of steps lead up to a delightful seating area with a door to the outside and an impressive brick fireplace housing a clome oven and wood burning stove.

The first floor comprises 4 bedrooms (x3 doubles) and a family bathroom with a bath, shower, WC and a wash hand basin.

The principle bedroom is a stunning room with a vaulted ceiling, views over the garden, land and countryside beyond, a dressing room area with built in wardrobes, en suite shower room and also a "Jack & Jill" bathroom which is shared with Bedroom 3.

**OUTSIDE**

The beautiful gardens offer an array of mature trees, shrubs and flowers with a lawned area of garden, raised terrace area and an ornamental pond.

The property is approached by a private drive leading to a substantial area of parking in front of the double garage with workshop space and externally to the rear, a covered hot tub area.

The range of outbuildings provide useful storage, including machine storage and a main barn which provides 7 stables, a tack room/feed store and a small indoor exercise area.

Adjacent to the barn you will find access to the gently slopping pasture paddocks and sand school.

In all the property extends to approximately 15.38 acres.

**SERVICES & AGENTS NOTES**

Mains electricity, mains water, private drainage via a septic tank and soakaway, LPG central heating and wood burning stoves. Broadband availability: Standard ADSL, Mobile Signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

**AGENTS NOTES**

- 1. Two neighbouring properties have a right of way to use the driveway owned by the property.
- 2. The property has fishing rights and access to a nearby pond and to the river Torridge.

**VIEWINGS**

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

**DIRECTIONS**

What3words.com: ///trainers.cheerily.cropping





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.



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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