

Poppy Cottage

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2 Foxtail Meadow, Bradworthy,Holsworthy, EX22 7FR

Village location I Holsworthy 7 miles I Bude 11 miles

Beautifully-crafted 3-bed new-build cottage : modern comfort with timeless country charm

- PART EXCHANGE AVAILABLE
- 3 bedroom detached
- Open plan kitchen/dining/living area
- Utility room
- Ensuite to bedroom 1 & 2
- Integral garage
- 10 year warranty
- Freehold
- EPC rating C
- Council tax band D

Guide Price £460,000

PART EXCHANGE AVAILABLE

Need to sell your current home before you can move? Through The PX Partnership, we can offer a part exchange service designed to make the process simpler, with no estate agency fees and no onward chain. Subject to eligibility criteria and terms & conditions. Contact Stags for more information.

SITUATION

Foxtail Meadow, is an unique collection of 5 beautifully crafted cottages, located on the edge of the village of Bradworthy. Each cottage has been thoughtfully designed to capture the charm and character of a traditional Devon country cottage. Authentic architectural details include lower ceilings, solid wood and slate flooring, timber lintels, slate windowsills, solid oak ledged doors, softly rounded plasterwork and classic Shaker style kitchens.

Situated in the beautiful North Devon countryside, Bradworthy is a thriving and welcoming village that combines rural charm with an excellent range of everyday amenities. Centred around a traditional square, the village offers a strong sense of community with residents benefiting from a well regarded primary school, village shop, post office, health centre, pubs, cafe and garage.

Surrounded by rolling countryside yet within easy reach of the spectacular North Devon and North Cornwall coastlines, Bradworthy enjoys excellent access to renowned beaches including Bude, Welcombe Mouth and Sandymouth, offering superb opportunities for surfing and coastal walks. The nearby market towns of Holsworthy, Bideford and Bude provide a wider selection of shopping, leisure and educational facilities.







DESCRIPTION

Welcome to Poppy Cottage, a beautifully crafted, new build three bedroom cottage, thoughtfully designed to blend modern comfort with timeless country charm.

On the ground floor, the front door opens into a spacious open plan kitchen, dining and living area with access to the integral garage. Beyond the living space you will find a well equipped utility room complete with a sink, plenty of storage, space for washing machine and tumble dryer with direct access to the garden. The floor also features a versatile third bedroom/study with an ensuite jack and jill shower room.

A bespoke solid wooden staircase leads to the first floor, where a south facing skylight fills the landing with natural light. The landing comprises a wood fronted storage cupboard providing plenty of space for household essentials. The floor includes two generously sized double bedrooms, each benefiting from their own ensuite, with the ensuite to bedroom 1 featuring both a bath and separate shower.

OUTSIDE

The property benefits from an integral garage, driveway parking for two cars and a landscaped front garden. The enclosed rear garden, complete with a patio area and turfed lawn, offers a tranquil outdoor space to enjoy the peaceful surroundings and picturesque countryside setting.

SERVICES

Mains drainage, electric and water
Air Source Heat Pump
Electric underfloor heating
Broadband estimated speed up to 1800 Mbps. Mobile coverage from EE, Three and Vodaphone likely.

OTHER CONSIDERATIONS

Traditional construction
5kw log burner in living area
10 year new home warranty

VIEWINGS

Please call the Stags Bideford office on 01237 425030.

DIRECTIONS

Located off North Road, on the edge of the village of Bradworthy.

What3words: - ///bravery.project.important

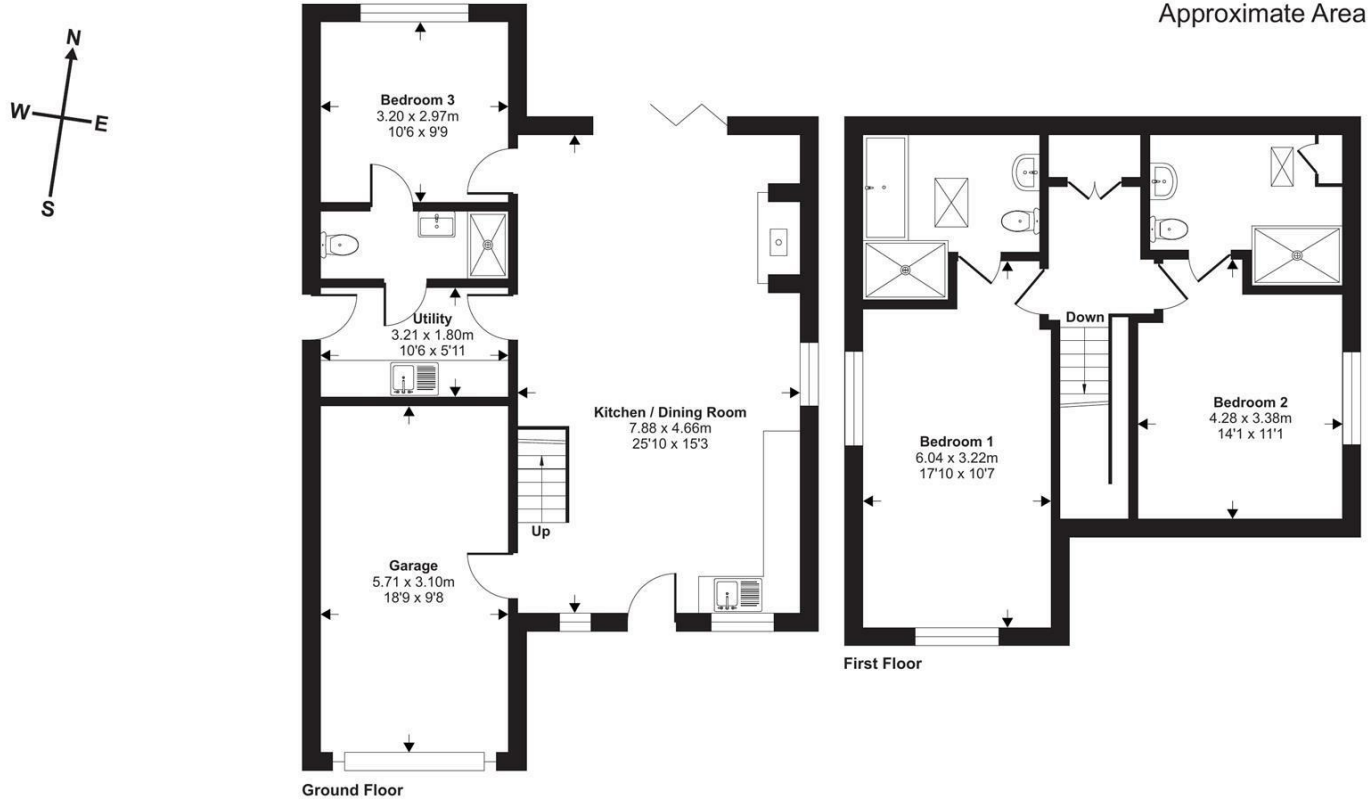






Approximate Area = 1398 sq ft / 129.8 sq m

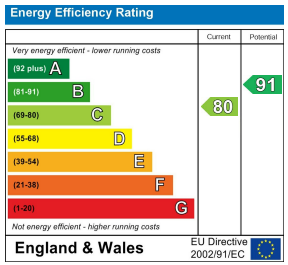
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1485026

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STAGS



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