

# Sunnymead

Bradworthy, Holsworthy Devon EX22 7RY

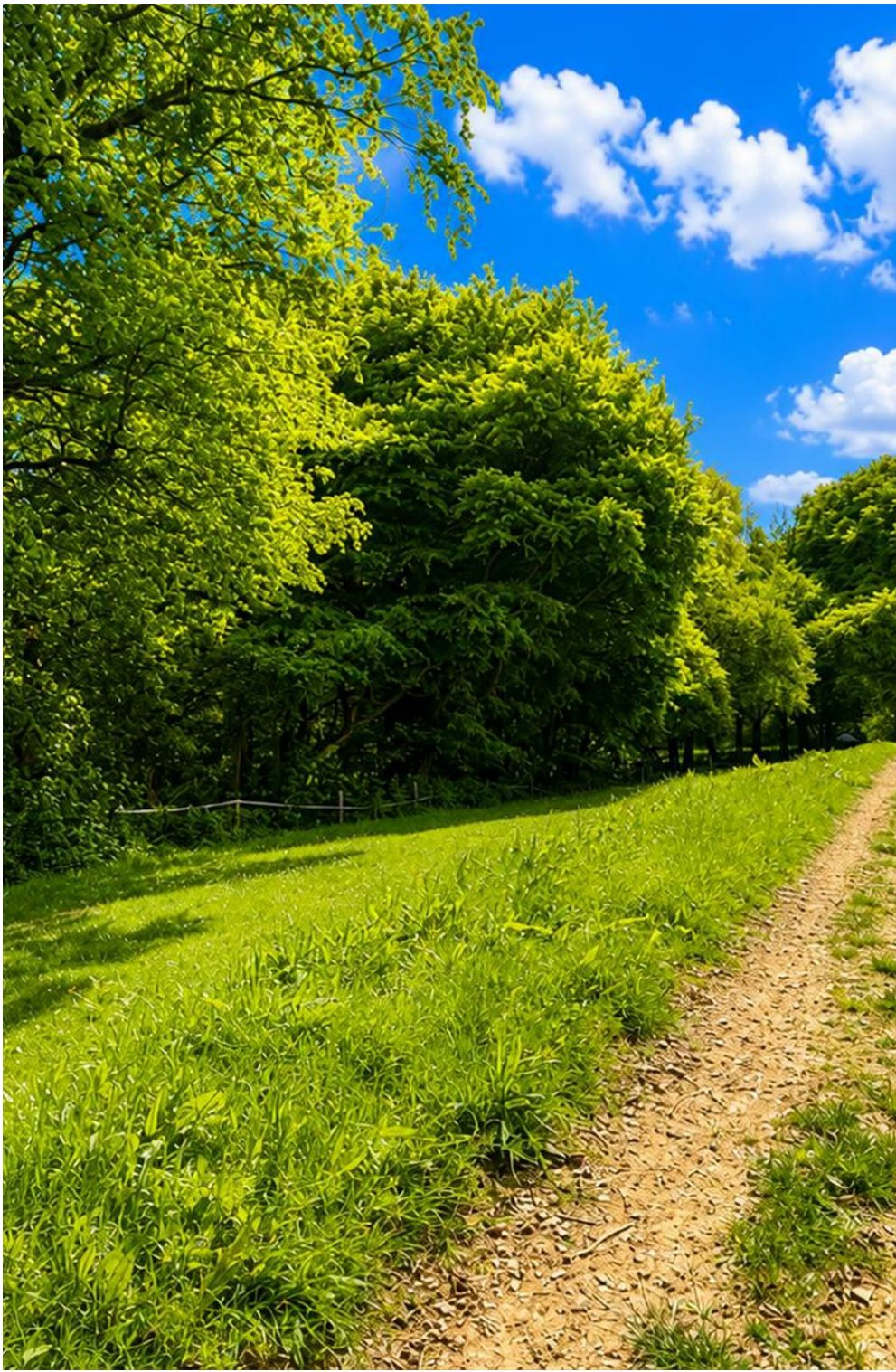
Guide Price

£725,000



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# 5.26 Acre Smallholding With A Four-Bedroom House, One-Bedroom Annexe And Outbuildings

Sunnymead, Bradworthy, Holsworthy, Devon EX22 7RY



Set in a peaceful and secluded position amidst the beautiful countryside near Bradworthy, this exceptional 5.26 acre smallholding presents a rare opportunity to acquire a versatile four-bedroom residence with an adjoining one-bedroom annexe, complemented by a range of useful outbuildings.

The property is entered via a spacious central hallway that runs through much of the home, creating a welcoming sense of space and providing access to a variety of well-proportioned rooms. The impressive lounge forms a cosy and inviting focal point, featuring a charming wood-burning stove and a slightly elevated position designed to take full advantage of the far-reaching countryside views.

To the rear of the property lies a generously sized kitchen/dining room, perfectly suited to both everyday family living and entertaining guests. The room offers extensive worktop space, ample fitted storage, and plenty of room for dining. Adjoining the kitchen is a practical utility/boot room, complete with additional storage, further preparation space, and an oil-fired Rayburn.

The ground floor accommodates three well-proportioned bedrooms along with a family bathroom fitted with both a separate bath and shower. Upstairs, is the spacious principal bedroom, a bright and airy retreat enjoying spectacular 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 from the main kitchen, offering excellent flexibility. It comprises a double bedroom with en-suite shower room, a comfortable living/dining area with sliding doors opening outside, and a practical kitchenette. This adaptable space is ideal for dependent relatives or guest accommodation.

# 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.

## SERVICES -

Oil fired central heating. Main electricity and water.

Private drainage.

Annexe - Electric heating.

Council tax band D

EPC rating TBA



## 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 En-Suite

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

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

**Two Stables, Two Barns & Tackroom**

**Two Sheds**

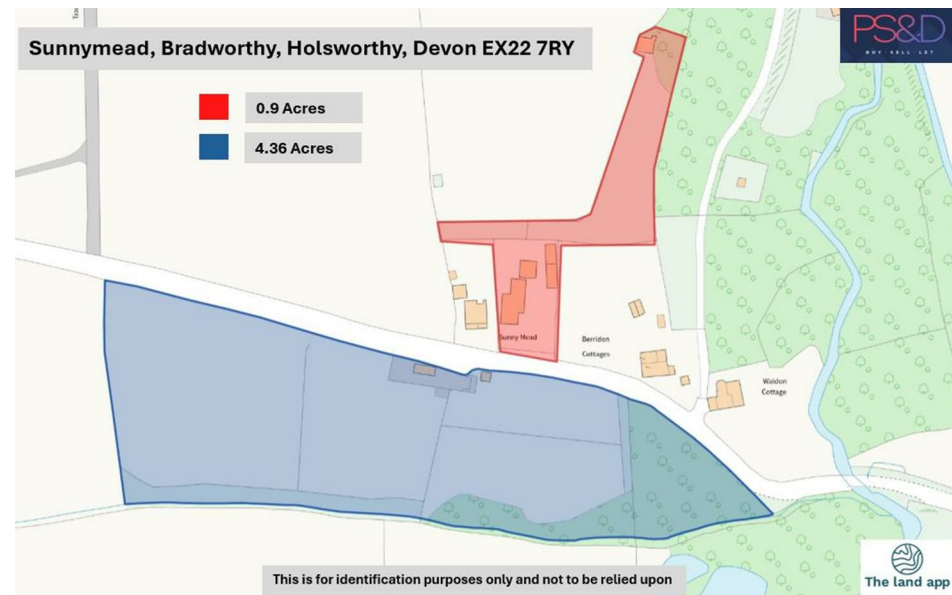
**Pole Barn**





## 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..



## VIEWING

By appointment through  
Phillips, Smith & Dunn Bideford  
Office on -  
01237 879797



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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