





# PIPIT COTTAGE, HONNACOTTS MEADOW

Bradworthy, Holsworthy, Devon, EX22 7FS

Price £599,950

- Sympathetically designed detached dormer bungalow
- Located within an easy five-minute walk of the village centre
- Triple aspect open plan kitchen/living/dining room with 5kW wood burner
- Three generous double bedrooms with three bath/shower rooms
- Integral garage, off road parking and lawn gardens with slate patio seating areas

Pipit Cottage is an exceptional, sympathetically designed detached dormer bungalow, forming part of the exclusive Honnacotts Meadow development, an intimate collection of just five beautifully crafted, energy efficient cottage style homes on the edge of the charming and self-contained village of Bradworthy, within an easy five-minute walk of the village centre.

Designed with meticulous attention to detail, the interiors reflect timeless craftsmanship throughout. Bespoke plasterwork emulates traditional lime-rendered walls with soft, rounded corners, complemented by deep slate windowsills and characterful timber lintels. Solid oak plank doors with hand-forged pewter ironmongery enhance the sense of quality, while ash skirting boards and door linings complete the high-end finish. A striking bespoke oak and glass balustrade staircase provides an elegant focal point, seamlessly blending classic materials with contemporary design. Flooring has been carefully selected for both durability and style, including natural slate tiles, engineered oak, and non-slip porcelain slate in wet areas.

Internally, the property offers a welcoming entrance hall, a spacious open-plan, triple-aspect kitchen, living and dining room with a 5kW wood burner, a shaker-style kitchen with cut slate worksurfaces, and a utility room. The ground floor also features a spacious double bedroom with a Jack and Jill shower room, while the first floor accommodates two generous double ensuite bedrooms, including a principal suite with walk-in dressing room.

Externally, there is off-road parking in front of the integral garage and gardens laid to lawn with slate patio seating areas perfectly combining practicality, style, and outdoor living.





### DIRECTIONS

From our offices in Bude, proceed down Queen Street and then right into Lansdown Road and along the Strand, turn left at the mini roundabout into Bencoolen Road and remain on this road all the way up the hill passing straight over the Morrisons roundabout. At the next roundabout turn left onto the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). Remain on this road for 1.8 miles and at Burnards House turn left signposted Chilsworthy and Bradworthy, stay on this road until reaching a T junction and at West Ugworthy turn left in the direction of Bradworthy and remain on this road passing through the village with the village square on the left, and follow the signs for Meddon and Hartland on North Road and Honnacotts Meadow will be located a short distance along on the right hand side.

### ENTRANCE HALL

**10' 10" x 8' 8" (3.3m x 2.64m)** Entering via a composite door with double glazed window to the entrance hall with UPVC double glazed window to the front elevation with slate windowsill and oak wooden lintel above. Bespoke oak wooden staircase with glass balustrade with useful storage cupboard which houses the underfloor heating manifolds. Inset lighting, Laura Ashley wall lighting, slate tiled flooring with underfloor heating, ash skirting boards and door linings. Solid oak plank doors with hand forged pewter ironmongery serve the following rooms:-

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

**26'00 max' 8'4 min" x 22'5 max' 13'2 min" (8.13m x 7.04m)** A bright and spacious triple aspect multi zone room with inset lighting and feature pendant lighting, three UPVC double glazed windows with slate windowsills and oak wooden lintels above overlooking the gardens, 9ft wide aluminium double glazed bifold doors open out onto the slate patio seating area and gardens. Fireplace with oak wooden lintel, slate hearth with 5kw log burner, ash skirting boards and door linings, engineered oak wood flooring to the living area and slate tiled flooring to the kitchen/dining area all with underfloor heating.

The kitchen is finished with a range of matching shaker-style wall and base units with slate work surface with matching upstand, large central island with wooden worktop with inset one and a half bowl composite sink and drainer with mixer tap, range style cooker with extractor canopy and integrated dishwasher.

### UTILITY ROOM

**10' 00" x 6' 10" (3.05m x 2.08m)** UPVC double glazed window to the rear elevation with slate

windowsill and oak wooden lintel above, composite stable style door leading out to the rear garden. Inset lighting, slate tiled flooring with underfloor heating, ash skirting boards and door linings.

The utility is finished with a range of matching white high gloss wall and base units with fitted contrasting work surface with inset stainless steel sink and drainer with mixer tap, space for washing machine and condensing dryer.

### BEDROOM THREE

**12' 6" x 10' 00" (3.81m x 3.05m)** A bright and spacious South facing bedroom with UPVC double glazed window to the front elevation with slate windowsill and oak wooden lintel above. Wall lights, ash skirting boards and door linings, engineered oak wooden flooring with underfloor heating. Door to:-

### JACK AND JILL SHOWER ROOM

**9' 11" x 5' 10" (3.02m x 1.78m)** Inset lighting, large shower with fixed frame less glass screen with mains fed soak head shower and separate hand attachment, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail, ash skirting boards and door linings and anti-slip porcelain slate flooring with underfloor heating.

### FIRST FLOOR

Twin double glazed roof lights with rounded window reveals, wall lights, ash skirting boards and door linings, engineered oak wooden flooring, radiator and useful linen cupboard with Openreach fibre box. Solid oak plank doors with hand forged pewter ironmongery serve the following rooms:-

### BEDROOM ONE

**16' 1" x 12' 5" (4.9m x 3.78m)** A spacious principal double bedroom suite with UPVC double glazed window to the rear elevation with slate windowsill and oak wood lintel above, overlooking the gardens and countryside. Wall lights, ash skirting boards and door linings, engineered oak wooden flooring and radiator. Door to:-

### DRESSING ROOM

**9' 32" x 8' 2" (3.56m x 2.49m)** Double glazed roof light with rounded window reveals, inset lighting, ash skirting boards and door linings, engineered oak wooden flooring and radiator. Door to:-

### ENSUITE

**9' 32" x 7' 7" (3.56m x 2.31m)** Double glazed roof light with rounded window reveals, inset lighting, double shower enclosure with fixed frameless glass screen, mains fed soak head shower with separate hand attachment, panel enclosed bath, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail, ash skirting boards and door linings and anti-slip porcelain slate flooring with underfloor heating.

### BEDROOM TWO

**13' 32" x 11' 6" (4.78m x 3.51m)** A bright and spacious double bedroom with UPVC double glass window to the front elevation with slate windowsill and oak wooden lintel, and floor to ceiling UPVC double glazed window to the side elevation. Two useful storage cupboards, wall lighting, ash skirting boards and door linings, engineered oak wooden flooring and radiator. Door to:-

### ENSUITE

**9' 5" x 6' 00" (2.87m x 1.83m)** UPVC double glazed window to the rear elevation, inset lighting, double shower enclosure with fixed frameless glass screen, mains fed soak head shower with separate hand attachment, handcrafted oak stand with slate top and freestanding wash hand basin with chrome mixer tap, push button low flush WC, chrome wall mounted heated towel rail, ash skirting boards and door linings and anti-slip porcelain slate flooring with underfloor heating.

### GARAGE

**19' 8" x 9' 10" (5.99m x 3m)** Up and over door with light and power connected UPVC double glazed window to the rear elevation with slate windowsill. Stiebel Eltron air source heat pump system with cylinder.

### OUTSIDE

To the front of the property there is off road parking in front of the garage with electric car charger fitted, the garden to the front is laid to lawn with natural wood picket fence with path leading around to the rear. The generous gardens are laid to lawn with a slate patio seating area which can also be accessed from the open plan kitchen living dining room. There is also an outside socket and cold water tap.

### COUNCIL TAX

Band E

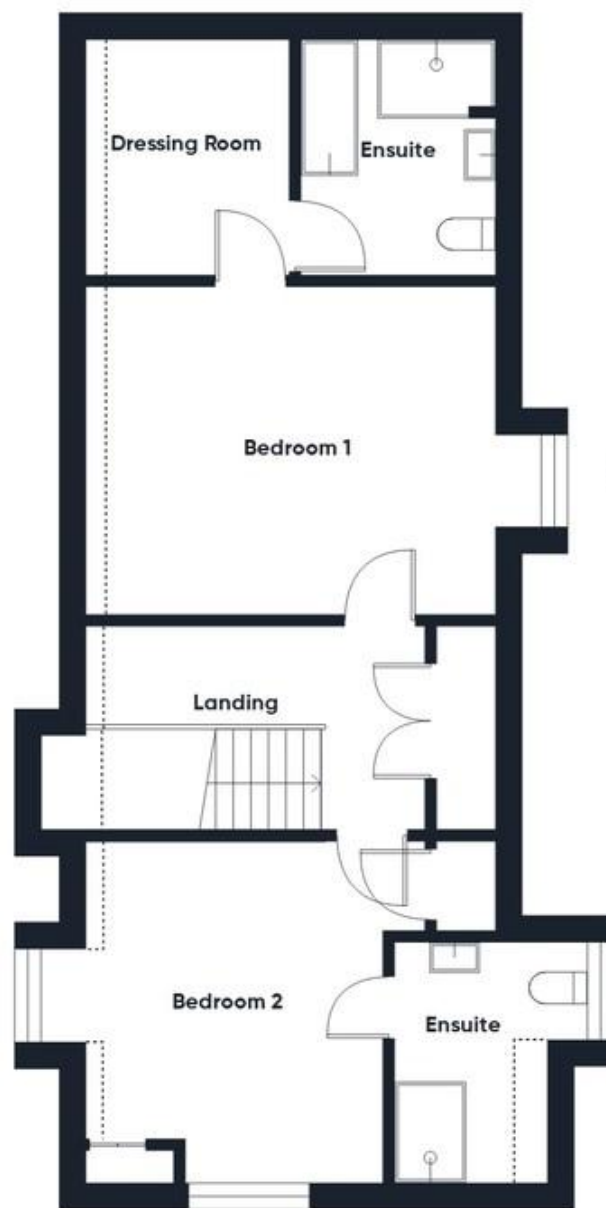
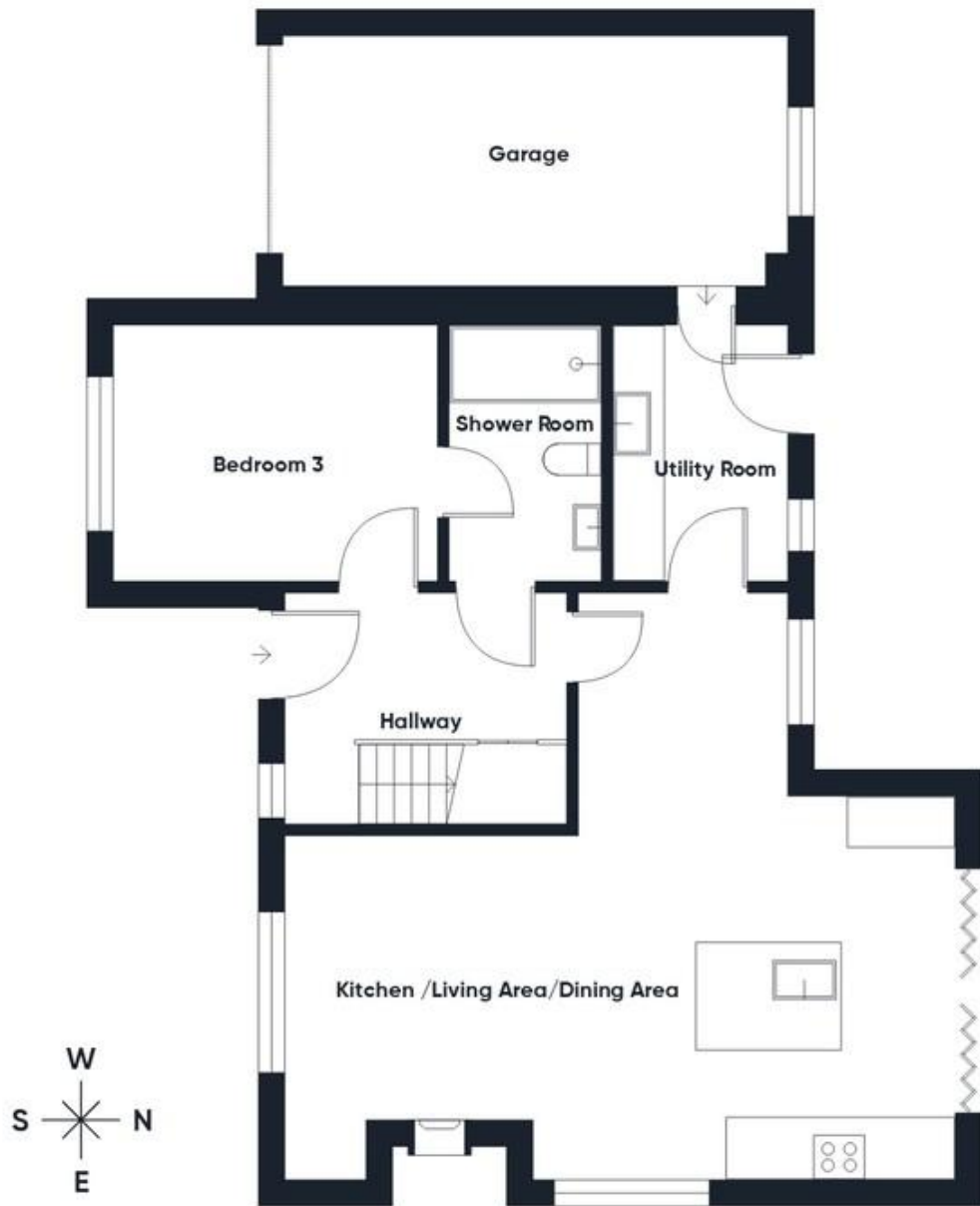
### SERVICES

Mains electricity, water and drainage. Air source heat pump for the central heating

### TENURE

Freehold





**Approximate total area<sup>(1)</sup>**

1624 ft<sup>2</sup>  
150.8 m<sup>2</sup>

**Reduced headroom**

31 ft<sup>2</sup>  
2.8 m<sup>2</sup>





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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