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Lodgeworthy Farm, Bridgerule, Holsworthy, Devon, EX22 7EH

£650,000



Directions

From the centre of Holsworthy proceed through the town towards Launceston on the A388 until reaching Clawton. At the crossroads turn left sign posted Ashwater and stay on this road for approximately 1.5 miles and at the T junction turn right and stay on this road for approximately 2.5 miles, passing the primary school on your right, at Ashmill turn right up the hill and the property will be located a short distance along on the right hand side.



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Buttercup Barn,

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Buttercup Barn is a spacious and well appointed semi detached barn conversion set within a courtyard alongside a collection of similar properties, with the original farmhouse positioned to the rear, Buttercup Barn enjoys a delightful sense of place and a charming rural setting offering pleasant rural views from the front elevation.

You enter into the heart of the property via a composite door to an impressive 82sq m open-plan kitchen, living and dining room, with quartz worksurfaces and integrated appliances to the kitchen, beautiful large-format limestone flooring, complemented by underfloor heating, utility room and cloakroom. On the ground floor there are two generous double bedrooms and a family bathroom with attractive limeston e-tiled walls and flooring. On the first floor there are two further generous double bedrooms with ensuite to the principal bedroom, study/ bedroom five and a family bathroom.

Outside there is extensive off road parking with a granite stone edge gravel driveway and enclosed garden to the front with a dditional area of garden located the opposite side of the drive.

OPEN PLAN KITCHEN LIVING DINING ROOM 35'8 max' 26'9 min" x 24'10 max' 11'11 min" (11.33m x 7.59m) Entering via a black composite door with brushed chrome T bar handle with fixed UPVC double glazed windows to either side to the impressive open plan space. This spacious multi zone room offers three aluminium double glazed windows to the front elevation over looking the gardens and surrounding countryside. Part sloping ceiling with inset lighting and feature pendant lighting and beautiful large format limestone flooring with underfloor heating.

The kitchen is finished with a range of matching wall and base units with fitted quartz worksurface with matching upstand with incut drainer and undermounted composite sink with flexible mixer tap. Inset five ring induction hob, twin electric oven/microwave combi oven, integrated fridge freezer and integrated dishwasher. Door to:-

UTILITY ROOM 12'00 max' 6'10 min" x 8'6 max' 4'9 min" (3.81m x 2.54m) Part sloping ceiling with pendant lighting, composite door to the side elevation and beautiful large format limestone flooring with underfloor heating.

The utility is finished with a range of matching wall and base units with fitted quartz worksurface with undermounted sink with flexible mixer tap, with space and plumbing for washing machine and cupboard housing the consumer unit and underfloor heating manifolds. Oak door to:-

CLOAKROOM 4' 1" x 3' 2" (1.24m x 0.97m) Part sloping ceiling with pendant lighting, wall hung wash hand mason with wall mounted tap, toilet bowl with soft close seat and concealed cistern, feature limestone tiling and limestone flooring with underfloor heating.

HALL Inset lighting, attractive oak and painted staircase ascending to the first floor with useful understairs storage cupboard with light and further cupboard with sensor light. Oak doors serve the following rooms:-

BEDROOM THREE 17' 8" x 15'11 max' 11'2 min" (5.38m x 4.85m) The bright and spacious double bedroom with twin aluminium double glazed windows to the side elevation. Inset lighting and underfloor heating.

BEDROOM FOUR 14' 10" x 14'5 max' 10'9 min" (4.52m x 4.52m) A spacious bedroom with aluminium double glazed window to the rear elevation overlooking the courtyard of barns and the old farmhouse. Inset lighting and underfloor heating.

BATHROOM 6' 9" x 6' 5" (2.06m x 1.96m) Aluminium double glazed window to the rear elevation overlooking the courtyard of barns and the old farmhouse. Inset lighting, beautiful limestone wall and floor tiling with underfloor heating, panel enclosed bath with fixed glass screen, mains fed soak head shower with separate hand attachment, limestone shelf with freestanding wash hand basin and wall mounted tap, with wall mounted illuminated mirror above, toilet bowl with soft close seat and concealed cistern.

FIRST FLOOR Aluminium double glazed window to the front elevation offering views and surrounding countryside, part sloping ceiling, feature pendant lighting and oak doors serve the following rooms:-

BEDROOM ONE 16' 8" x 11' 8" (5.08m x 3.56m) A bright and spacious dual aspect principal double bedroom with aluminium double glazed window to the front elevation overlooking the gardens and surrounding countryside, and matching window to the rear overlooking the courtyard of barns and the old farmhouse. Keylite roof window, feature pendant lighting and radiator. Door to:-

ENSUITE 7' 8" x 6' 4" (2.34m x 1.93m) Keylite roof window, inset lighting, beautiful limestone wall and floor tiling with underfloor heating, double shower enclosure with mains fed soak head shower with separate hand attachment, limestone shelf with freestanding wash hand basin and wall mounted tap, with wall mounted illuminated mirror above, toilet bowl with



soft close seat and concealed cistern and wall mounted heated towel rail.

BEDROOM TWO 15' 5" x 10' 6" (4.7m x 3.2m) A bright and spacious double guest bedroom with aluminium double glazed window to the front elevation overlooking the gardens and surrounding countryside. Keylite roof window, feature pendant lighting and radiator. Door to:-

ENSUITE 7' 00" x 5' 7" (2.13m x 1.7m) Keylite roof window, inset lighting, beautiful limestone wall and floor tiling with underfloor heating, double shower enclosure with mains fed soak head shower with separate hand attachment, limestone shelf with freestanding wash hand basin and wall mounted tap, with wall mounted illuminated mirror above, toilet bowl with soft close seat and concealed cistern and wall mounted heated towel rail.

STUDY/BEDROOM FIVE 9' 3" x 6' 00" (2.82m x 1.83m) A single bedroom with aluminium double glazed window to the front elevation overlooking the gardens and surrounding countryside. Part slopping ceiling with pendant light and radiator.

OUTSIDE To the side of the property there is granite edged stone gravel driveway providing off road parking with a path leading to the front door. The front garden is enclosed via a wooden fence and is laid to lawn with a natural stone patio with further area of grass located the opposite side of the gravel drive.

COUNCIL TAX Band TBC

SERVICES Mains electricity and mains water. Private drainage via treatment plant. Air source heat pump.

TENURE Freehold

AGENTS NOTE
There is also approved plans to build a double carport.

