



Brexworthy View, Bradworthy, Holsworthy, Devon, EX22 7TR

Guide Price **£999,500**

Brexworthy View- EPC: E Council Tax: E Tenure: Freehold Bedrooms: 4 Reception Rooms: 3 Bathrooms: 2

Tamar View – EPC:D Council Tax: B Bedrooms: 2 Reception Rooms: 1

FINE & COUNTRY

KEY FEATURES

- 4 Bedroom Detached Farmhouse
- Sympathetically modernised
- Ground floor Shower Room
- Utility Room
- 3 Reception Rooms
- Oil-Fired Central Heating
- Family Room with Underfloor Heating
- Equestrian Property/Smallholding
- Stables and Outbuildings
- Approximately 3.5 Acre Plot – Gardens and 3 Paddocks.
- Views Over Upper Tamar Lake, to Bodmin Moor, Dartmoor and Beyond.
- Desirable Location
- 2 Bedroom Adjoining Cottage
- Full Residential
- Additional Revenue/
Multigenerational Living Potential







SELLER INSIGHT

"When asked to write a seller's insight our family sat down together and from each individual perspective shared our views on what first attracted us to Brexworthy View.

Upon writing down the many and varied opinions it became apparent that those reasons have grown and been added to as the years have passed.

Initially we were drawn to the obvious peace, tranquillity and stunning views, supplemented by the abundance of wildlife all around us. We are sharing our land with resident Buzzards, Hares and a Barn Owl.

Our children were really quite young when we moved here and were immediately able to enjoy absolute freedom, a rarity these days. We have learned how to manage the land and have arrived at a seasonal calendar that caters for our animals at a manageable pace, providing grazing and ample haylage for the horses year-round.

We are now at a time that we can enjoy our surroundings fully, whilst regularly enjoying the nearby beaches and attractions.

Our time here has been a privilege, hosting weddings, festivals and a campsite! However, as our children grow and develop, we move to the next chapter and look forward to another family becoming the new custodians of Brexworthy View and hope they enjoy living here as much as we have."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP INSIDE

Brexworthy View

Brexworthy View and Tamar View enjoy a special location between the self-contained villages of Kilkhampton and Bradworthy along a quiet rural lane and its elevated position affords magnificent front and side aspect views over the open countryside, Tamar Lakes, with both Bodmin Moor and Dartmoor visible on a clear day.

With no immediate near neighbours the stunning equestrian property is set within grounds of approximately 3.5 acres, with fully enclosed paddocks, stables, a range of outbuildings and formal gardens.

The main farmhouse, "Brexworthy View", features a fantastic family room, which was a recent addition by the current owners, has underfloor heating and dual bi-fold doors allowing the stunning far reaching views to be enjoyed.

The kitchen features a central island, built-in appliances, a woodburning stove, and is the hub of the home.

The living room, with its feature woodburning stove, utility room, boot room and a shower room complete the ground floor accommodation.

Upon the first floor there are 4 bedrooms, 3 doubles and a single, all providing fantastic views. The family bathroom features a modern white suite with a mains fed shower over the bath.

In addition to the woodburning stoves warmth is provided by an oil-fired central heating system.

The adjoining barn affectionately known as "Tamar View" features a lounge/dining room with feature woodburning stove, a well-appointed kitchen, two double bedrooms and a bathroom.

Warmth is provided by an oil-fired central heating.

Tamar View has been let on an assured short-term tenancy basis generating an income of £900pcm.

Additionally, the current owners have cleverly adapted a small section of an outbuilding to create the "Tiny House" which could also be used to generate further revenue.





STEP OUTSIDE

Brexworthy View

From the road a gated, private driveway leads to ample parking.

Well maintained gardens surround the house, with a paved patio area providing the perfect space to dine al-fresco whilst watching the sun slip away over Upper Tamar Lake in the evening.

The pastureland is split into 3 easy to manage paddocks, featuring 3 ½ stables, a stable yard, and a barn/machine store.

This adaptable property is perfectly suited to any purchaser who would be looking for an easy to manage smallholding or for a family with equestrian interests.

LOCATION

Set between the villages of Kilkhampton and Bradworthy both the villages have day to day shopping amenities and well-respected county primary schools and public houses. The village of Bradworthy also has a doctor's surgery. The towns of Bude and Holsworthy are both within a 20 minute drive.

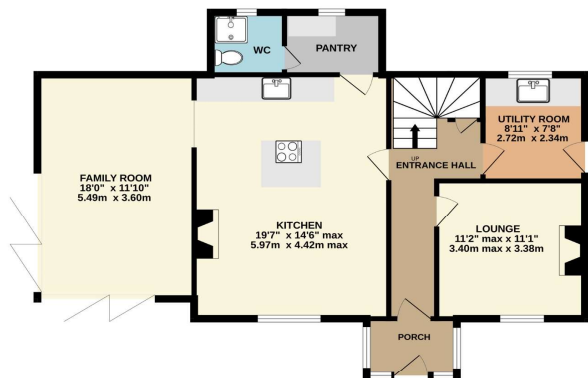
Bude has a wide range of commercial, educational and recreational facilities and lies alongside the main A39 Atlantic Highway creating good access to the south to Newquay and its airport and north, via the towns of Bideford and Barnstaple, to the north Devon link road leading to the M5, Bristol and beyond.

Holsworthy features both primary and secondary schools, a range of independent and national shops and business', medical centre and dentists. The city of Exeter is approximately 1 hour away with links to the M5 motorway and the national rail network.

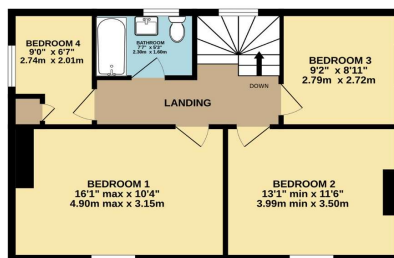
DIRECTIONS

From our office in Bude proceed North along the A39 passing through the village of Kilkhampton and take the first right turn at Taylors Cross, signposted Bradworthy. At the next T-junction turn right and go down and up a little valley and as the road levels out Brexworthy View will be found on the left-hand side marked with a Fine and Country "For Sale" Board.

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



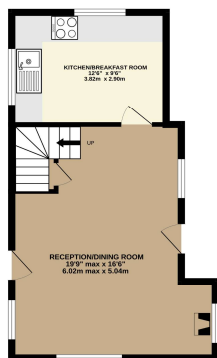
1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



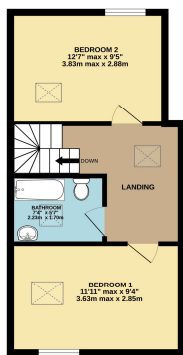
TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.

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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.
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TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

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Damion Braund

Residential Sale Manager

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Agents Note: All marketing images were provided to Fine and Country by our clients.



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Bude 11 Lansdown Road, Bude, North Cornwall, EX23 8BH
01288 353661 | bude@webbers.co.uk

