



Oak Barn

Oak Barn, Lower Hele, Bradworthy, Holsworthy, Devon, EX22 7SW



Bradworthy 3 miles, Woolsery 4 miles,
Bideford 16 Miles

**Detached period barn conversion
enjoying fabulous countryside
views over its gardens.**

- Detached holiday home
- Stunning countryside views
- Open plan living
- Garden room
- Wood burning stove
- Private gardens
- Garage & parking
- Freehold
- Council tax band B

Guide Price £275,000

SITUATION

The property enjoys a quiet and favoured rural situation between the traditional Devonshire villages of Bradworthy (3 miles) and Woolsery (4 miles).

The popular village of Woolsery (Woolfardisworthy) offers an excellent range of amenities including a local shop/Post Office, garage, church and village hall. In 2015, the village became famous worldwide after a Californian based Internet entrepreneur with family links to the village purchased the derelict former village pub and manor house, which is currently being renovated. Once complete this will become a boutique hotel and gastro pub, together with the popular fish and chip shop that re-opened in 2016.

Bradworthy has an fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage.

The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs, restaurants, cafes and five supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple.

The regional centre of Barnstaple (approximately 20 miles) offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line. The rugged North Devon coastline is within easy access approximately 4 miles away at the pretty village of Bucks Mills, as well as some superb walks over National Trust land.

DESCRIPTION

We are delighted to offer for sale this pretty detached barn conversion, located in a rural setting surrounded by countryside, yet within easy reach of the picturesque village of Bradworthy and the active village of Woolsery.

The property is located along a quiet lane, away from roads with a private driveway that sweeps around to the rear of the property leading to an extensive parking area and large garden. This is a perfect retreat that feels rural but is close to the amenities. This property is being offered with no onward chain.

The accommodation comprises a modern yet cosy open plan living space with oak flooring that runs throughout the ground floor, as well as solid oak doors and a wood burning stove, ideal for keeping you warm on cooler evenings. There is a dining area and quality high specification kitchen with granite work surfaces and fitted appliances. To the rear is the garden room, making the most of those countryside views with French doors leading to the garden. The double bedroom is located on the ground floor along with an adjacent modern shower room. Stairs from the dining area lead up to the first floor where there are two occasional rooms which have restricted head height. The accommodation and dimensions are more clearly shown on the accompanying floor plan.

OUTSIDE

From the property, there is a large patio with a BBQ area and an extensive lawn, where you can enjoy meals, lovely views across Devonshire meadows, family ball games and picnics. There is plenty of parking as well with a detached timber garage, currently used as a workshop/store

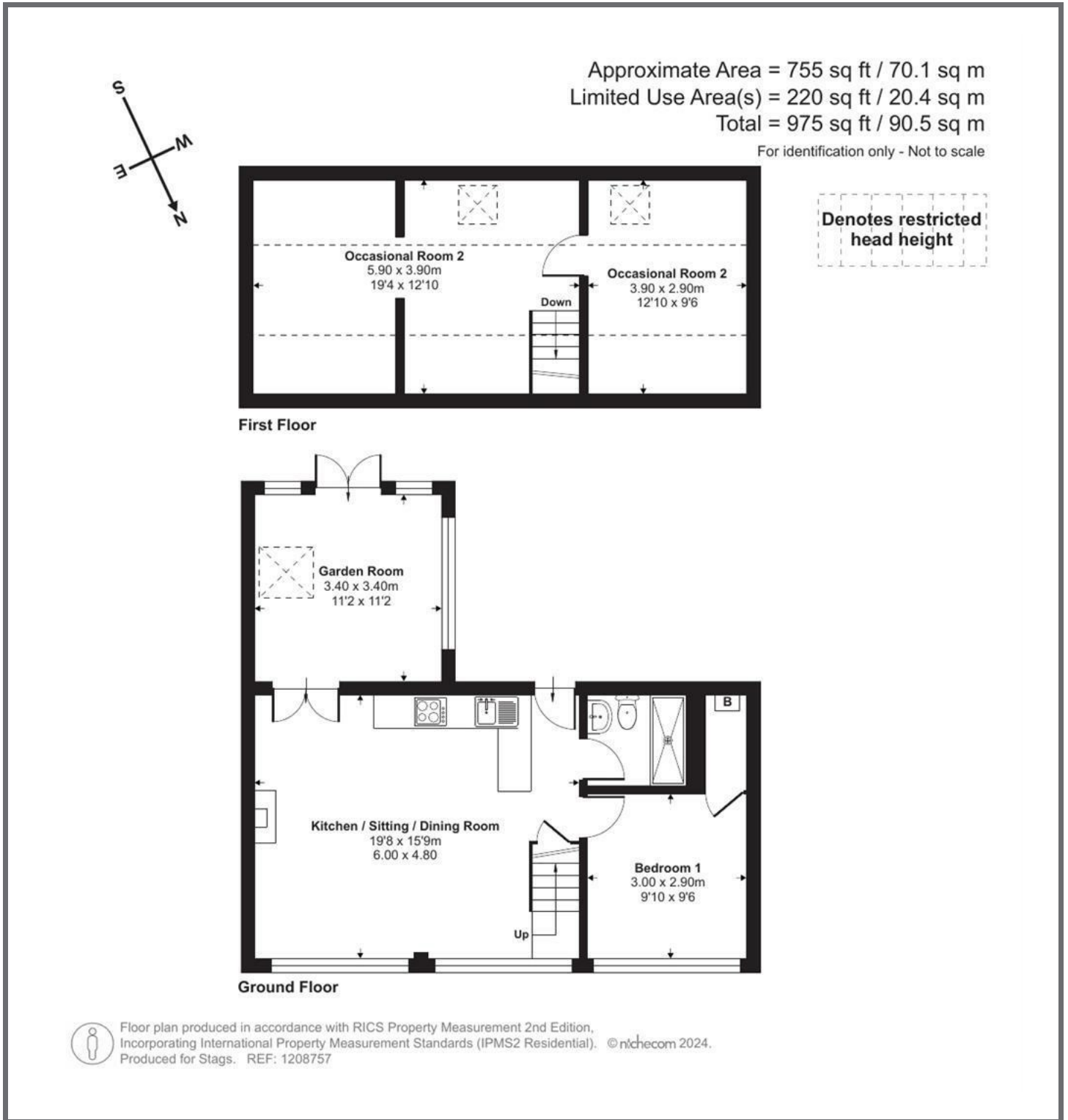
RESTRICTED USE

The property has a holiday restriction and cannot be used as a permanent residence. However, it is available to use 12 months of the year.

SERVICES

Mains water and electricity, private drainage, LPG gas central heating. Stone construction
According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
89-100	A		86
81-88	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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