



Brambling Cottage



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Brambling Cottage

1 Honnacotts Meadow, Bradworthy, Holsworthy, EX22 7FS

Village location | Holsworthy 7 miles | Bude 11 miles

Welcome to Brambling Cottage, a beautifully crafted, new build 5 bedroom cottage thoughtfully designed with a versatile layout and modern family living in mind.

- 5 bedroom detached
- Open plan kitchen/dining/living area
- Downstairs shower room
- Utility room
- Ensuite to bedroom 1
- Integral garage
- 10 year warranty
- Freehold
- EPC rating C
- Council tax band E

Guide Price £630,000

SITUATION

Honnacotts Meadow, is an unique collection of 5 beautifully crafted cottages, located on the edge of the village of Bradworthy. Each cottage has been thoughtfully designed to capture the charm and character of a traditional Devon country cottage. Authentic architectural details include lower ceilings, solid wood and slate flooring, timber lintels, slate windowsills, solid oak ledged doors, softly rounded plasterwork and classic Shaker style kitchens.

Situated in the beautiful North Devon countryside, Bradworthy is a thriving and welcoming village that combines rural charm with an excellent range of everyday amenities. Centred around a traditional square, the village offers a strong sense of community with residents benefiting from a well regarded primary school, village shop, post office, health centre, pubs, cafe and garage.

Surrounded by rolling countryside yet within easy reach of the spectacular North Devon and North Cornwall coastlines, Bradworthy enjoys excellent access to renowned beaches including Bude, Welcombe Mouth and Sandymouth, offering superb opportunities for surfing and coastal walks. The nearby market towns of Holsworthy, Bideford and Bude provide a wider selection of shopping, leisure and educational facilities.



DESCRIPTION

Welcome to Brambling Cottage, a beautifully crafted, new build 5 bedroom cottage thoughtfully designed with a versatile layout and modern family living in mind.

Upon entering, you are greeted by a bright and welcoming entrance hall that sets the tone for the beautifully appointed interiors beyond. At the heart of the home lies an impressive open plan kitchen, dining and living area with doors opening out into the garden, creating the perfect space for family life and entertaining friends. Leading on from the living space is a well equipped utility room, complete with a sink, generous storage, space for a washing machine and tumble dryer, and direct access to the garden and garage. This floor is further enhanced by two generously sized bedrooms and a shower room, offering versatile living with the option to use either room as a bedroom or study.

The first floor features three further bedrooms, with the impressive master bedroom benefitting from an ensuite complete with both a bath and separate shower. A beautifully finished built in wood fronted wardrobe adds both character and practical storage. The second bedroom enjoys direct access to a jack and jill shower room, which is also shared with the third bedroom, making the layout ideally suited to flexible family living or accommodating guests.

OUTSIDE

The property benefits from an integral garage, driveway parking for two cars and a landscaped front garden. The enclosed rear garden, complete with a patio area and turfed lawn, offers a tranquil outdoor space to enjoy the peaceful surroundings and picturesque countryside setting.

SERVICES

Mains drainage, electric and water

Air Source Heat Pump

Electric underfloor heating

Broadband estimated speed up to 1800 Mbps. Mobile coverage from EE, Three and Vodafone likely.

OTHER CONSIDERATIONS

Traditional construction

10 year new home warranty

Some photos have been staged using AI.

VIEWINGS

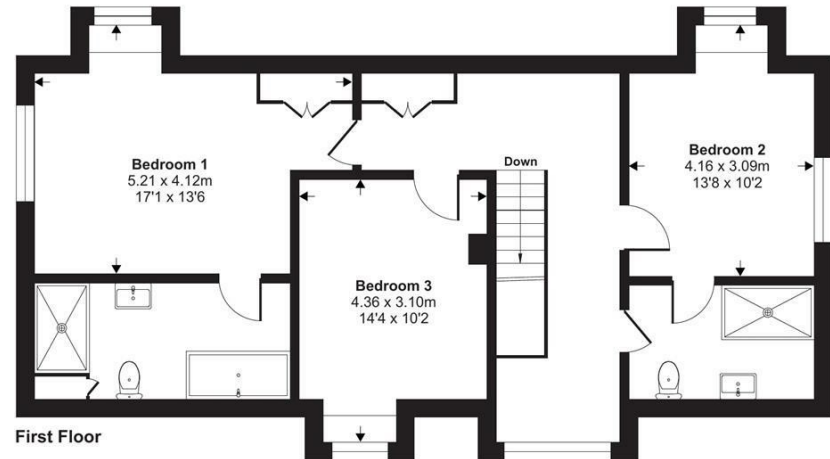
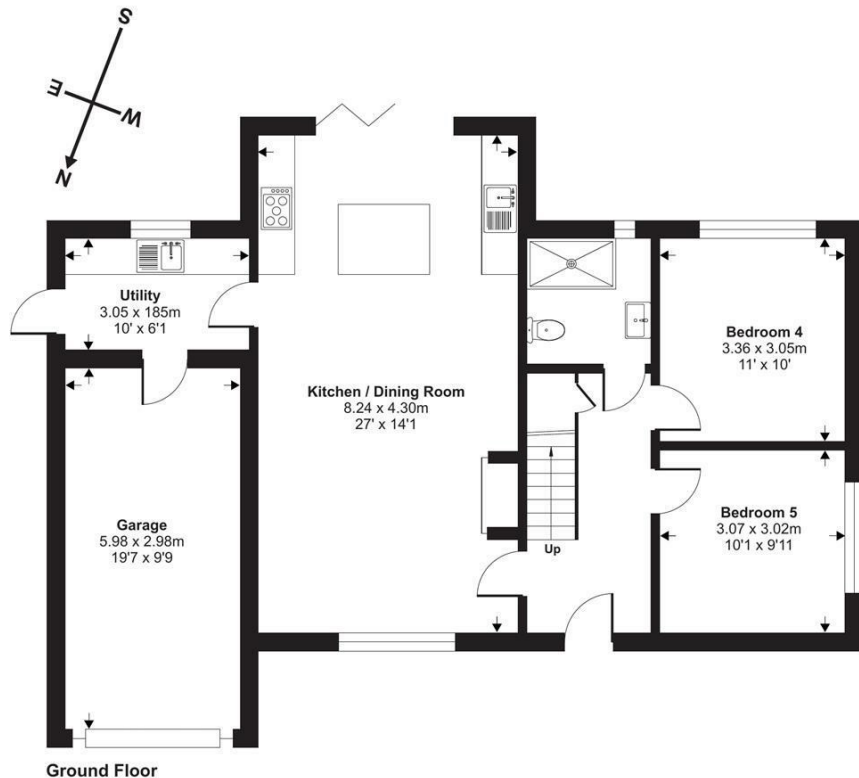
Please call the Stags Launceston office on 01566 774999.

DIRECTIONS

Located off North Road, on the edge of the village of Bradworthy.

What3words: - ///laughs.socket.fortress





Approximate Area = 1622 sq ft / 150.6 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1809 sq ft / 167.9 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2026. Produced for Stags. REF: 1485028

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	79
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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