



Tamar Lodges Berridon Hall, Bradworthy, Holsworthy, Devon, EX22 7RY





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From £115,000

Situated on the outskirts of Bradworthy, are these freehold holiday lodges, built approximately 40 years ago and of traditional build. Positioned within the picturesque and tranquil grounds of Berridon Hall, they benefit from their own private gardens and parking and are available fully furnished, so a perfect 'turn key' holiday home and an ideal place to relax and unwind.

They also offer excellent holiday rental income if desired, so a great investment property, whilst being dog friendly. The accommodation in brief, comprises of bright and spacious open plan living areas, fitted kitchens, two double bedrooms and a generous bathroom. Currently, there is the exciting opportunity to buy all three, so a terrific holiday let venture.

Bradworthy is a very old village which, it used to be said was noted for its Square and its horniwinks. The Square, the town-place as it is described in old deeds, largest village square in the Westcountry, will no doubt remain the centre of the village as it has for over a thousand years; but for the horniwinks - a local name for peewits - which would have haunted the Moors for thousands of years, for some unknown reason have gone. It is one of the best examples of a Saxon village in the Westcountry. Founded shortly after the Saxon conquest of North Devon, probably about 700 AD. Facilities include a pub, church, post office, general stores, butchers, tea rooms and doctors. One of the houses in the village the old part of the Inn is of an early date and might have been the old Church House. It is remarkable that there are, in addition to Bradworthy itself, seven other farms within the present parish which were Saxon manors recorded in the Domesday Book.

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Choice of Three Holiday Lodges
Tranquil Rural Setting
Well Presented Accommodation
Open Plan living Areas
Available Fully Furnished
Fitted Kitchen & Bathroom
Two Bedrooms
Private Gardens & Parking
Ideal Holiday Home with Rental Income Potential
No Chain



Tamar Lodge 3 £125,000

Faces to the front of the development.
Lounge. 3.20M X 3.31M.
Kitchen. 2.28M X 4.30M.
Bedroom One. 2.38M (Plus recess) X 4.30M.
Bedroom Two. 2.42M X 4.30M.
Bathroom. 1.37M X 2.51M.

Tamar Lodge 4 £125,000

Faces to the rear of the development.
Lounge. 3.23M X 3.35M.
Kitchen/Diner. 2.24M X 4.25M.
Bedroom One. 2.72M X 5.01M (Max).
Bedroom Two. 1.99M X 4.30M.
Bathroom. 1.46M X 2.41M.

Tamar Lodge 5 £115,000

Faces to the front of the development.
Lounge. 3.19M X 3.26M
Kitchen. 2.29M X 4.30M.
Bedroom One. 2.14M (Plus recess) X 4.30M.
Bedroom Two. 2.33M X 4.31M.
Bathroom. 1.47M X 2.30M.

Outside

All of the holiday lodges benefit from their own gardens, along with private parking.

Property Facts

Vendors status. No onward chain.

Tenure. Freehold.

Age of property. Approx. 40 years old.

Direction. South & S/E Facing.

Currently 8 Month Holiday Usage.

Planning application submitted for 12 month holiday use.

Can not be your main residence.

Dogs allowed.

Barnstaple. 23 Miles. (Approx. 35 mins by car).



SERVICES

Mains services connected. Separate electric & water meters.

Shared Septic Tank.

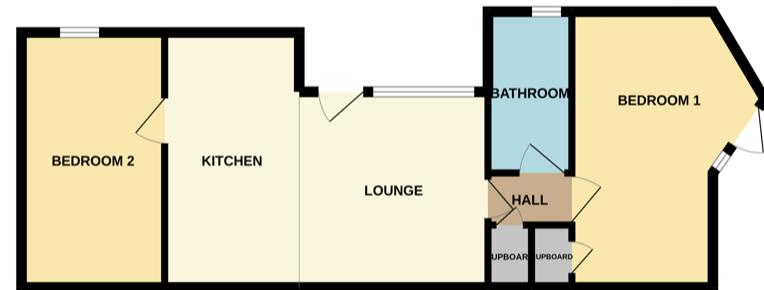
Council Tax Band. TBC.

DIRECTIONS

After entering Bideford over the old bridge, turn left at the roundabout and follow the road parallel to the river. Turn right signposted to Holsworthy and Bradworthy. Follow road until you enter Bradworthy and then follow road, leaving the village. After a short distance, turn right at the signs for Berridon Hall and our John Smale & Co For Sale board. Follow lane to the end and then bear left, following a sign for the lodges. Tamar Lodges can be found at the end, with parking found to the front of the properties.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*

GROUND FLOOR



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

