

Bradworthy, Holsworthy  
£125,000



- Tranquil Rural Setting
- Open Plan Living Area
- Fitted Kitchen & Bathroom
- Private Garden & Parking
- No Chain
- Well Presented Accommodation
- Available Fully Furnished
- Two Bedrooms
- Ideal Holiday Home with Rental Income Potential

# 4 Tamar Lodges, Bradworthy, Holsworthy, Devon, EX22 7RY

Number 4 Tamar Lodge, situated on the outskirts of Bradworthy, is this freehold holiday lodge, built approximately 40 years ago and of traditional build. Positioned within the picturesque and tranquil grounds of Berridon Hall, this lodge benefits from its own private garden and parking and is available fully furnished, so a perfect 'turn key' holiday home and an ideal place to relax and unwind. Offering 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 area, fitted kitchen, two double bedrooms and a generous bathroom.

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.

## No.4 Tamar Lodge Faces To The Rear Of The Development

### Lounge

3.23m x 3.35m (10' 7" x 11' 0")

### Kitchen/Diner

2.24m x 4.25m (7' 4" x 13' 11")

### Bedroom One

2.72m x 5.01m max (8' 11" x 16' 5" max)

### Bedroom Two

1.99m x 4.30m (6' 6" x 14' 1")

### Bathroom

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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.

## Outside

Garden and 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).

The Photos Are For Reference Of The Development We Are Selling.

## 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. No. 4 Tamar Lodge can be found at the end on the right hand side, with parking found to the front of the property.

