STAGS



Pipit Cottage

Pipit Cottage, 4 Honnacotts Meadow, Bradworthy, Holsworthy, EX22 7FS







Village location I Holsworthy 7 miles I Bude 11 miles

Welcome to Pipit Cottage, a beautifully designed new build, three bedroom cottage, finished to a high standard and created with comfort, style and relaxation in mind.

- PART EXCHANGE AVAILABLE
- 3 bedroom detached
- Open plan kitchen/dining/living area
- Utility room
- Ensuite to bedroom 1 & 2
- Integral garage
- 10 year warranty
- Freehold
- EPC rating C
- Council tax band E

Guide Price £515,000

PART EXCHANGE AVAILABLE

Need to sell your current home before you can move? Through The PX Partnership, we can offer a part exchange service designed to make the process simpler, with no estate agency fees and no onward chain. Subject to eligibility criteria and terms & conditions. Contact Stags for more information.

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 Pipit Cottage, a beautifully designed new build, three bedroom cottage, finished to a high standard and created with comfort, style and relaxation in mind.

On the ground floor, the front door opens into a welcoming entrance hall which leads through to the spacious open plan kitchen, dining and living room with doors opening out onto the garden, making it the perfect layout for entertaining friends and family. A further door leads through to the utility room complete with a sink, plenty of storage, space for washing machine and tumble dryer with direct access to the garden and integral garage. A convenient downstairs bedroom with jack and jill ensuite bathroom completes the floor, making for a versatile layout to suit every family.

A bespoke solid wooden staircase leads to the first floor, where Velux windows flood the area with natural light, along with a built in cupboard providing plenty of space for household essentials. The first floor features a spacious master bedroom complete with a dressing room and ensuite with both a bath and separate shower, alongside a second generously sized bedroom, also benefitting from its own ensuite plus further built in cupboards.

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 Vodaphone likely.

OTHER CONSIDERATIONS

Traditional construction
5kw log burner in living area
10 year new home warranty

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





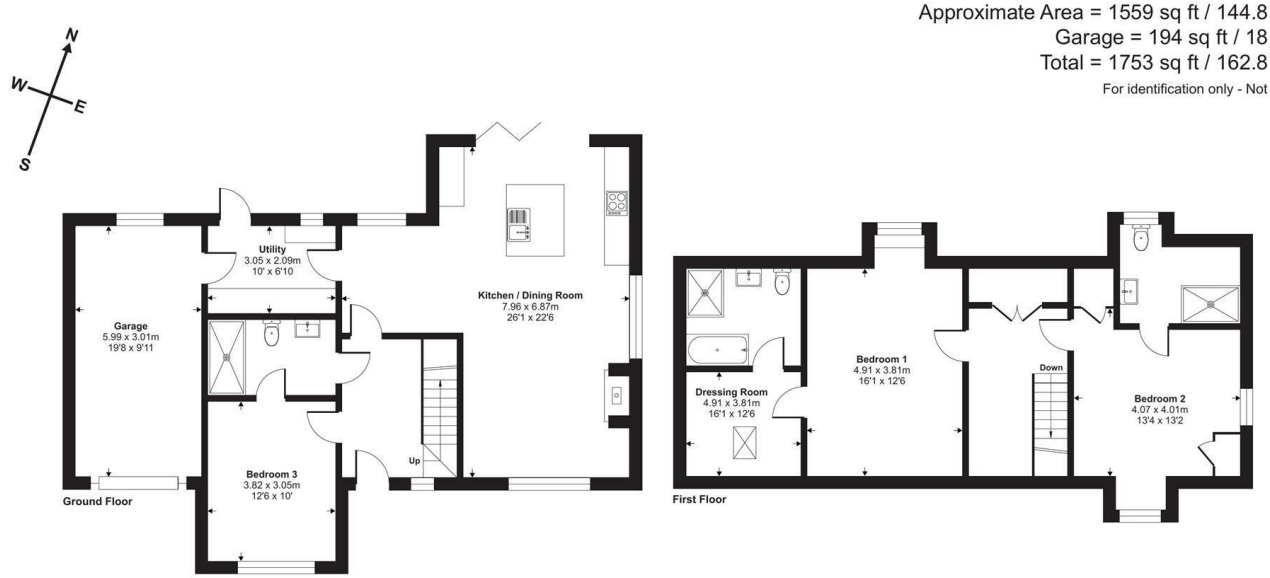






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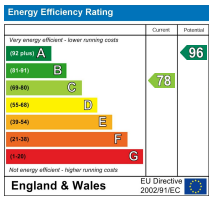
Approximate Area = 1559 sq ft / 144.8 sq m
Garage = 194 sq ft / 18 sq m
Total = 1753 sq ft / 162.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1485029

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.

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