

Brambling Cottage

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1 Honnacotts Meadow, Bradworthy,Holsworthy, EX22 7FS

Village location I Holsworthy 7 miles I 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.

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

Guide Price £535,000

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 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 a 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 Vodaphone 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.

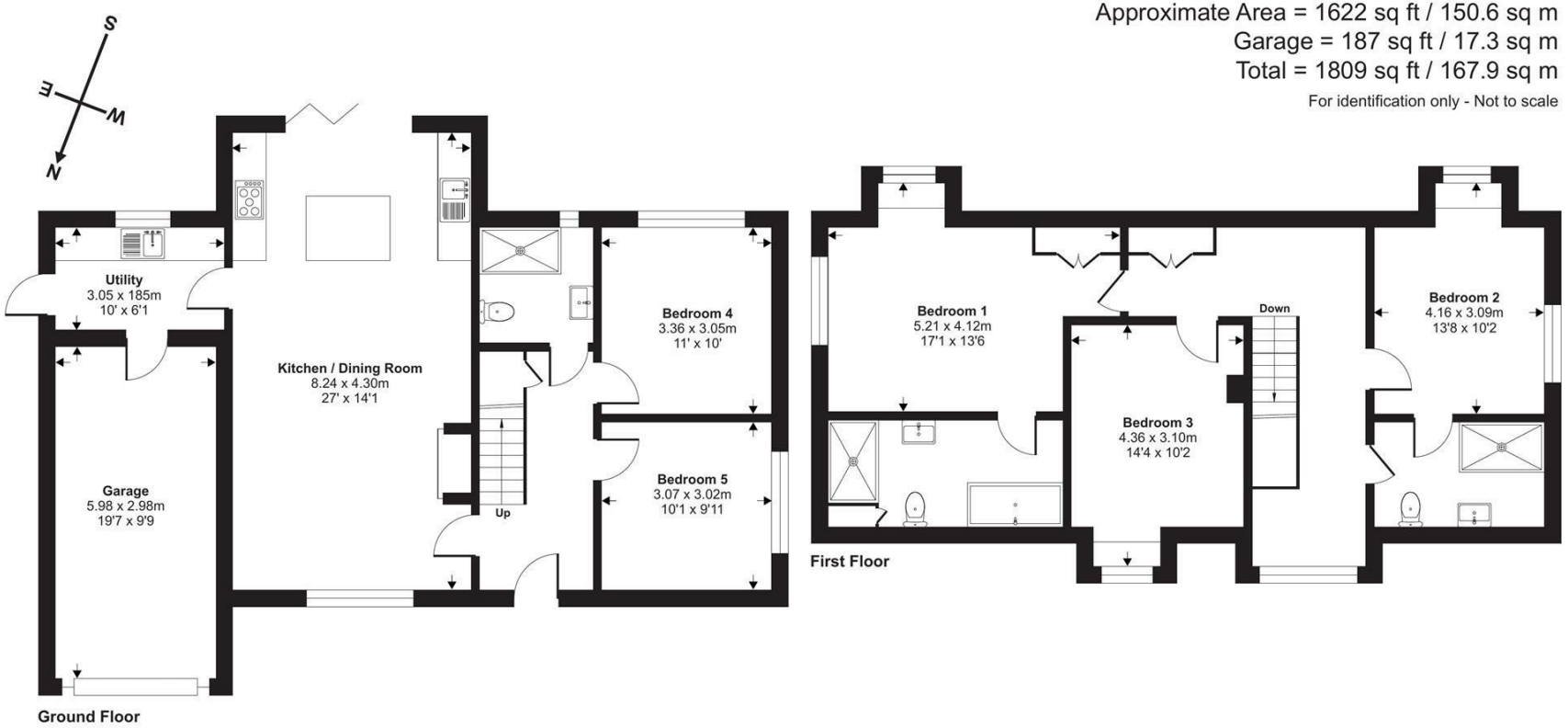
What3words: - ///laughs.socket.fortress







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). ©nichecom 2026. Produced for Stags. REF: 1485028

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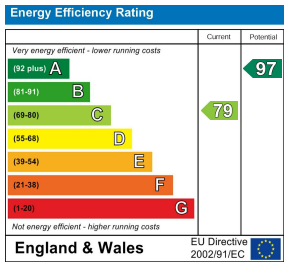

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