



Demelza Cottage

Bridgerule, Holsworthy, EX22 7EB

KIVELLS

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Bridgerule, Holsworthy, EX22 7EB

£339,000 Guide Price

Well-presented and characterful two-bedroom country cottage

Generous plot with beautifully maintained and thoughtfully landscaped gardens

Detached garage/workshop and ample off-street parking

Enjoying views towards the surrounding countryside

Situated within a short drive of Bude and the north Cornish coastline

EPC Rating: E





Description

A well-presented and characterful two-bedroom country cottage, retaining a wealth of original features including exposed Oak beams, slate flagstone flooring and an impressive Inglenook fireplace. Occupying a generous plot with beautifully maintained and thoughtfully landscaped gardens, the property also enjoys delightful views towards the surrounding countryside.

The accommodation briefly comprises a welcoming wraparound living room, dining room, split-level kitchen and shower room to the ground floor. On the first floor are two generous double bedrooms together with a family bathroom.

Outside, the property benefits from useful outbuildings including a substantial garage/workshop and greenhouse, all set within beautifully maintained gardens with manicured lawns and a paved seating areas ideal for outdoor dining and entertaining.

Situation

The property is situated approximately 1.5 miles from the village of Bridgerule, which enjoys a thriving local community with a popular public house, primary school, shop and village hall.

Conveniently positioned between the market town of Holsworthy and the ever-popular north Cornish coastal resort of Bude, both are approximately 6.5 miles away.

Bude offers a choice of sandy beaches together with magnificent cliff-top walks and the historic Bude Canal. The town provides a wide range of shops, supermarkets and amenities, along with a community college offering A-level education. Sporting facilities in the area are excellent and include 18-hole golf courses, rugby, cricket, bowls, tennis, football and squash clubs, together with sea and beach fishing and coarse fishing along the canal.

The thriving market town of Holsworthy offers a comprehensive range of amenities including a Waitrose supermarket, Marks & Spencer Food Hall with adjoining BP fuel station, doctors', dentists' and veterinary surgeries, together with a range of local shops and places of worship.

Accommodation

Entrance via a double glazed door into:

PORCH

A fully enclosed slate-roofed porch with uPVC double glazed windows to either side, providing a practical space for coats and boots. Slate flagstone flooring, ceiling light and original panelled door leading to:

LIVING ROOM

A characterful reception room centred around the staircase rising to the first floor. Rich in period charm with exposed beams and an impressive Inglenook fireplace housing a wood-burning stove set upon a slate hearth with mantle over. Step down to a useful office/study area with wooden flooring and understairs storage. Multi-paned double glazed windows to the front and side aspects, radiators and continuation of slate flagstone flooring. Step down to:

DINING ROOM

A bright reception room space enjoying views over the garden. Continuation of exposed beams and slate flagstone flooring. Multi-paned double glazed windows to the rear aspect, ceiling light and radiator. Opening through to:

KITCHEN

A charming split-level country kitchen fitted with a range of matching eye and base level units with quartz work surfaces over incorporating a Belfast sink and Quooker tap over. Electric hob with oven below and extractor fan over. Oil-fired Rayburn supplying both domestic hot water and central heating. Triple aspect multi-paned double glazed windows enjoy views over the gardens, with a uPVC double glazed door providing access to the rear. Under-counter space and plumbing for

washing machine and dishwasher together with further space for a fridge/freezer. Ceiling light and tiled flooring. Door to:

SHOWER ROOM

Fitted with a modern two-piece suite comprising tiled and aqua-board shower enclosure housing a 'Mira' electric shower together with wash hand basin and tiled splashback. Chrome heated towel rail, wall light and tiled flooring.

Stairs rise to:

FIRST FLOOR LANDING

Rear aspect double glazed window, exposed beams, loft access, ceiling light, radiator and fitted carpet.

BEDROOM ONE

A generous double bedroom enjoying triple aspect double glazed windows. Exposed beams, built-in cupboards, ceiling light, radiator and fitted carpet.

BATHROOM

A three-piece suite comprising freestanding roll-top bath, vanity unit with inset wash hand basin and low-level flush WC. Double glazed window to the front aspect, ceiling light, half-height wall tiling and fitted carpet.

BEDROOM TWO

A spacious double bedroom with dual aspect double glazed windows to the side and rear. Continuation of exposed beams, ceiling light, loft access, radiator and fitted carpet.



Outside

The driveway leads to a generous parking area providing space for multiple vehicles and giving access to the garage.

The rear gardens are a particular feature of the property, having been thoughtfully divided into four distinct areas. To the rear of the cottage lies a beautifully maintained lawned garden interspersed with a small orchard. Planted with a variety of native trees, shrubs and herbaceous perennials, the gardens provide wonderful year-round interest and vibrant seasonal colour.

Slate stepping stones lead across the main lawn into the second area of garden, where a winding woodchip and slate pathway is bordered by established flower beds showcasing more tropical planting including Palm trees and banana plants.

To the side of the property is a paved patio area ideally suited to al fresco dining and entertaining.

The final section of garden, positioned to the rear, comprises a productive vegetable allotment with raised beds together with a greenhouse.

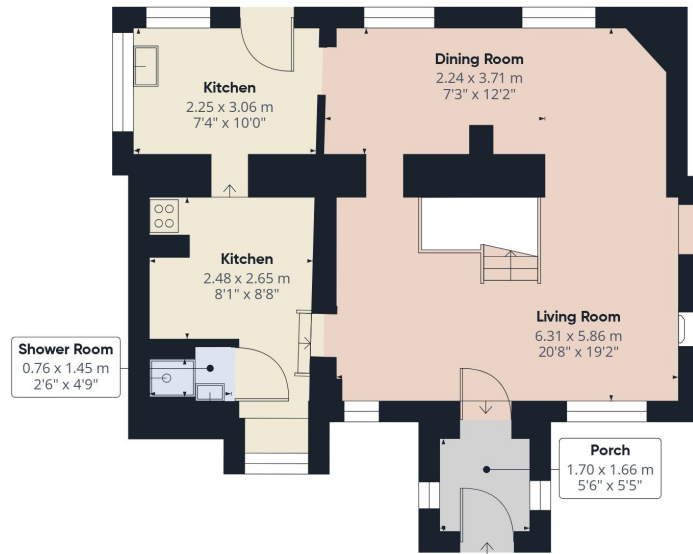
DETACHED GARAGE/WORKSHOP

Constructed of block and timber beneath a corrugated roof with concrete flooring and double glazed windows to the side and rear elevations. Power connected.

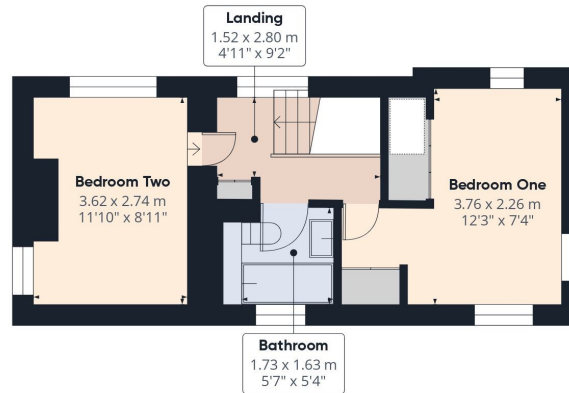


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 82.3 m²
 884 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Services

Mains electricity. Water supplied via shared borehole. Private drainage.
Oil-fired central heating via Rayburn



EE Rating - E



Council Tax Band - B



Directions

What3Words - ///dispenser.twins.sweeping



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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Agent's Note

Please note the vendor has advised that the roof has recently been inspected by a builder.

The oil tank has also been recently installed, together with two new uPVC windows.

Directions

From the Bude office proceed out of the town joining the A39 northbound in the direction of Bideford. After a short distance take the right hand turning signposted Holsworthy and continue for approximately 2.8 miles. Upon reaching Red Post turn right signposted Launceston. Continue on this road for approximately 2.4 miles and take the left hand turning immediately after Bude DIY. Take the first left hand turning over the bridge and follow the road, the property will be found on the right hand side down a small driveway.



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