



Eden Park

Brandis Corner, Holsworthy, EX22 7XZ



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£875,000 Guide Price

Attractive equestrian smallholding extending to just over 9 acres

Spacious four-bedroom bungalow offering comfortable family accommodation

Excellent range of equestrian facilities including two substantial stable blocks and arena

Two open-fronted field shelters and well-maintained pasture paddocks

Convenient position with easy access to local amenities and transport links

EPC Rating: E





Description

Occupying a convenient position with excellent access to nearby amenities, this attractive smallholding offers an increasingly rare opportunity to acquire a well-equipped equestrian property extending to just over 9 acres.

There is a spacious and well-proportioned four-bedroom bungalow, providing comfortable family accommodation with generous living space and an attractive outlook over the surrounding land. The property offers versatile accommodation well suited to both family living and those seeking a lifestyle property with direct access to their equestrian facilities.

The land extends to just over 9 acres of pasture, divided into paddocks, well suited to grazing and exercising horses. Supporting the land is a large barn and stable blocks, together with field shelters and riding arena.

The combination of quality equestrian facilities, acreage and a comfortable family home makes this an ideal proposition for horse owners and those seeking a rural lifestyle property alike.

Situation

The property is situated within the small rural hamlet of Brandis Corner, conveniently positioned between the market towns of Holsworthy and Bude, with excellent access onto the A3072 and nearby A39 North Devon Link Road. The nearby town of Holsworthy offers a comprehensive range of everyday amenities including supermarkets, independent shops, schools, veterinary practices, leisure facilities and a weekly pannier market.

The popular coastal town of Bude lies approximately 14 miles to the west and offers an extensive range of shopping, recreational and educational facilities together with access to the stunning North Cornish coastline and beaches. The area is renowned for its scenic countryside and nearby walking routes, whilst the A30 at Launceston provides convenient access to Exeter, the M5 and beyond.

Accommodation

Entrance

Part-glazed uPVC door opening into:

UTILITY ROOM

A practical space with uPVC sliding doors providing access to the garden. Fitted with a range of base and wall-mounted units incorporating a stainless steel sink with drainer and separate taps. Space and plumbing for a washing machine and tumble dryer. Large built-in storage cupboard, vinyl flooring and radiator.

SHOWER ROOM

Obscure glazed window to the side elevation. Comprising a vanity unit with inset wash hand basin and mixer tap, low-level W.C. and shower enclosure. Finished with tiled flooring, half-tiled walls, heated towel rail and extractor fan.

OPEN-PLAN KITCHEN/DINING ROOM

A superb triple-aspect "L"-shaped room forming the heart of the home, offering ample space for a large dining table and a range of additional furniture. The kitchen is fitted with an extensive range of base and wall-mounted units beneath work surfaces, together with a central island providing additional preparation space and storage. Beko dual fuel range cooker, inset 1½ bowl stainless steel sink with mixer tap and drainer, and space for an American-style fridge/freezer and dishwasher. Tiled flooring throughout, radiators and heated towel rail.

LIVING ROOM

A spacious reception room featuring a bay window to the front elevation. A wood-burning stove set within a stone surround creates an attractive focal point. Offering ample space for a range of furniture, the room further benefits from exposed timber beams, wooden flooring and radiators.

HALLWAY

Featuring exposed timber beams, fitted carpet and radiators. Access to the loft space and two useful built-in storage cupboards.

CONSERVATORY

A versatile triple-aspect reception room enjoying views over the garden, with sliding doors providing direct access outside. Offering space for a variety of furniture arrangements and finished with tiled flooring.

BATHROOM

Obscure glazed window to the rear elevation. Fitted with a three-piece suite comprising a panelled "P"-shaped bath with shower over and glazed screen, low-level W.C. and pedestal wash hand basin. Tiled flooring and radiator.





BEDROOM FOUR

A comfortable double bedroom enjoying views towards the paddocks via a window to the rear elevation. Offering space for a double and accompanying furniture, with fitted carpet and radiator.

BEDROOM ONE

A generous dual-aspect principal bedroom enjoying pleasant views over the gardens. Offering ample space for a king-size bed and a range of additional furniture, the room benefits from fitted wardrobes, fitted carpet and radiator.



EN-SUITE BATHROOM

Obscure glazed window to the side elevation. Fitted with a four-piece suite comprising a corner bath, shower enclosure with tiled surround and glazed screen, low-level W.C. and wash hand basin. Tiled flooring, heated towel rail and radiator.

BEDROOM TWO

A well-proportioned double bedroom with window to the front elevation. Offering space for a double bed and a range of bedroom furniture, with fitted carpet and radiator.



BEDROOM THREE

Window to the front elevation. A versatile bedroom suitable for family, guests or home working, with space for a range of furniture. Fitted carpet and radiator.

Outside

The property is approached via a tarmac driveway providing ample parking and turning space for multiple vehicles. Adjacent to the driveway is a substantial stable block together with a large barn benefiting from connected services, offering excellent storage and versatility for equestrian or agricultural use.

Surrounding the property are approximately one acre of well-maintained gardens, incorporating areas of lawn, mature planting and an attractive pond, creating a delightful setting from which to enjoy the surrounding countryside.

Beyond the gardens, the land extends to just over 9 acres in total and is divided into a number of well-sized paddocks, with an arena making it ideally suited to equestrian, smallholding or lifestyle use.

BARN (13.72m x 11.72m)

Substantial barn comprising a range of loose boxes with power and water connected.

STABLE BLOCK (11.97m x 5.65m)

Stable block with power and lighting connected offering excellent storage and potential for a variety of uses.

ARENA

A well-maintained all-weather riding arena extending to approximately 60m x 20m, providing an excellent facility for schooling and exercising horses throughout the year.



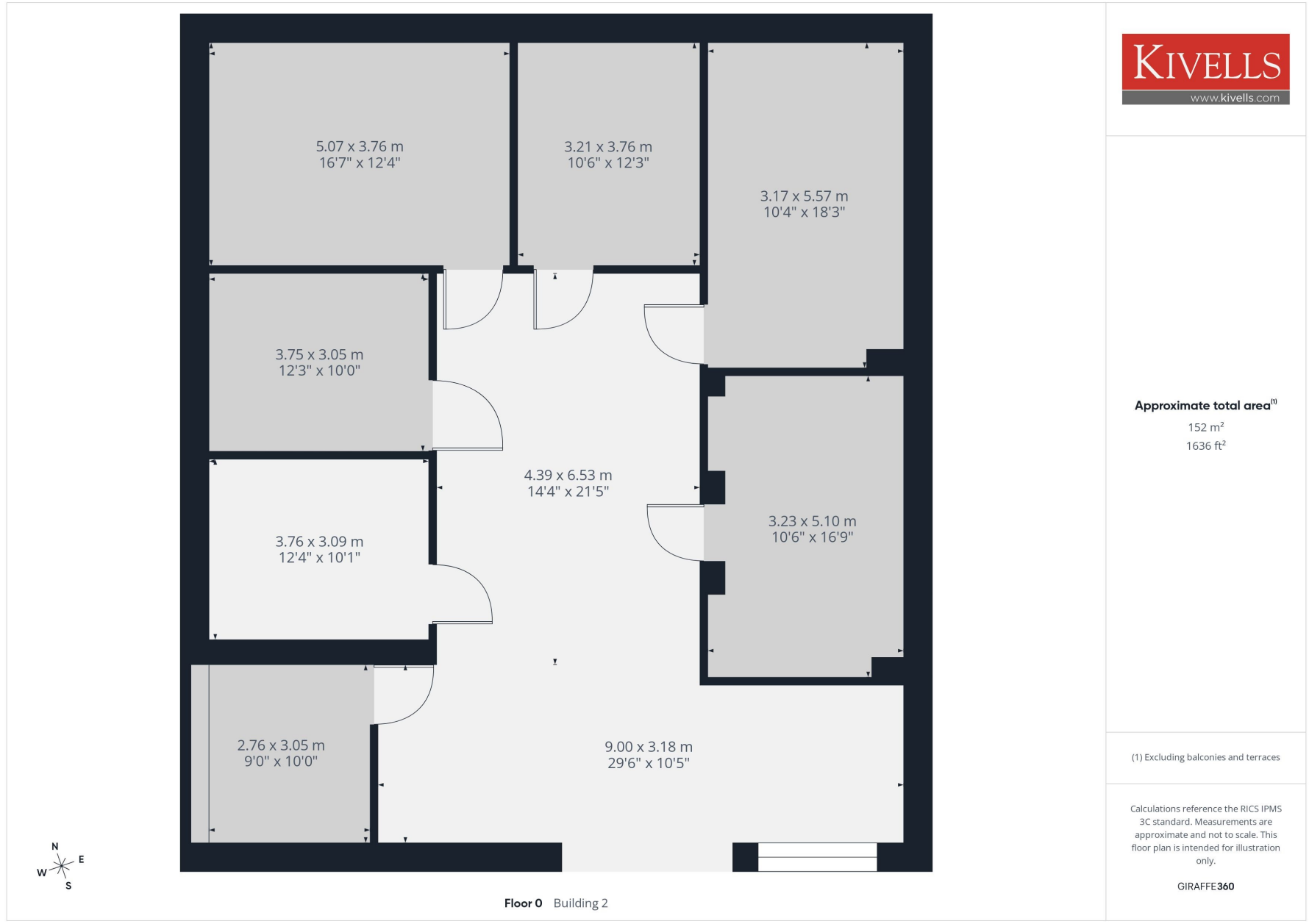
Floor Plan (Bungalow)

Floor plan for identification purposes only, not to scale



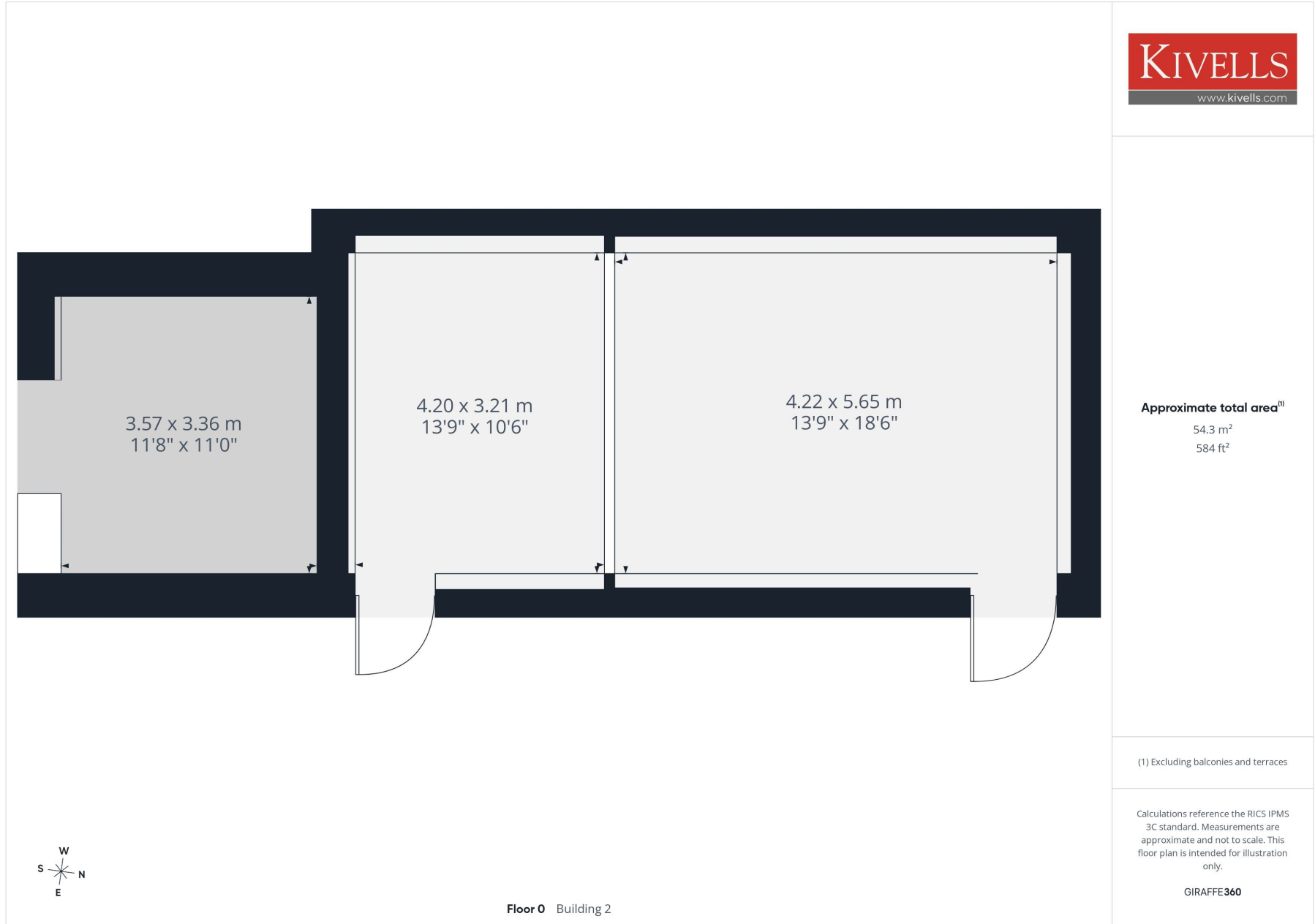
Floor Plan (Barn)

Floor plan for identification purposes only, not to scale



Floor Plan (Stables)

Floor plan for identification purposes only, not to scale



Land Plan

Floor plan for identification purposes only, not to scale





Services

Mains water, electricity, private drainage and oil fired central heating.

 EE Rating - E

 Council Tax Band - E

 Directions

What3Words - [///reports.reclining.teaspoons](https://www.what3words.com/reports/reclining.teaspoons)

 Virtual Tour

Available upon request.

Viewings strictly by appointment only

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