



**West Pinna, Broadwoodwidge, PL16 0EU**

Guide Price **£400,000**

**HELMORES**  
SINCE 1699



# West Pinna

Broadwoodwidge, Lifton

- Detached 3 bedroom bungalow
- Close to the gorgeous Roadford Lake
- Stunning Dartmoor views
- Potential to improve/extend
- Backing onto fields on 3 sides
- Great room sizes
- Excellent rural walks nearby
- Garage and off-road parking
- Agricultural restriction applies
- No chain

With fields adjoining 3 sides of the boundary, it's fair to say that if you're looking for a semi-rural detached bungalow with some room around you, then they don't come much better than this. Less than a mile from the banks of Roadford Lake and with stunning Dartmoor views, it's also easily accessible with the A30 within 5 minutes, both Exeter and Plymouth aren't far away by road. It's a beautiful part of Devon and only a short trip over the border into Cornwall. The village of Broadwoodwidge is nearby and is set just to the north of the A30, about 8 miles east of Launceston, and 13 miles west of Okehampton.







The property is a detached bungalow of standard construction and was built in the late 1960's. The layout gives generous room sizes and although the current layout will suit many, there's huge potential to improve or even increase the floor area of offer (subject to planning). Built originally as an agricultural workers' dwelling, it was since occupied by the retired local farmer and is now being offered for sale with no onward chain. It is subject to an occupancy restriction (see later) so please ensure your compliance before requesting to view.

Internally, the official front door leads into the wide hallway with separate entrances to the large living room with some lovely views over the front to the surrounding countryside. There's an inset wood-burner and a door links to the kitchen/dining room. This also enjoys some super views and has a range of fitted units and plenty of room for a table. To the side is a porch with door to outside and an internal door to the larger than average garage which could be incorporated into the floor area if desired (subject to planning). Off the central hall are 3 good sized bedrooms and the family bathroom, plus a separate WC.

Outside, the property is set in lovely gardens and the whole plot sits surrounded by countryside. There are areas of lawn to the front and rear plus ample parking for numerous vehicles.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Torridge 2023/24 - £1,973.57

Utilities: Mains electric, water, telephone & broadband  
Broadband within this postcode: Superfast Enabled





Drainage: Private drainage (septic tank)

Heating: Oil fired central heating plus wood-burner

Listed: No

Tenure: Freehold

The property is subject to an occupancy restriction the wording is:

The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture, and the dependants of such persons as aforesaid as defined by section 221 of the Town and Country Planning Act 1962 which states that "agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

**Broadwoodwidge** is a village and civil parish in the Torrington district of Devon, England. According to the 2001 census it had a population of 548. The village is just to the north of the A30 road, and is about eight miles east of Launceston in Cornwall, and 13 miles west of Okehampton. Roadford Reservoir, which is also called Roadford Lake, is to the north-east of the village, and the River Wolf passes at the bottom of the hillside on which the village stands.

#### DIRECTIONS

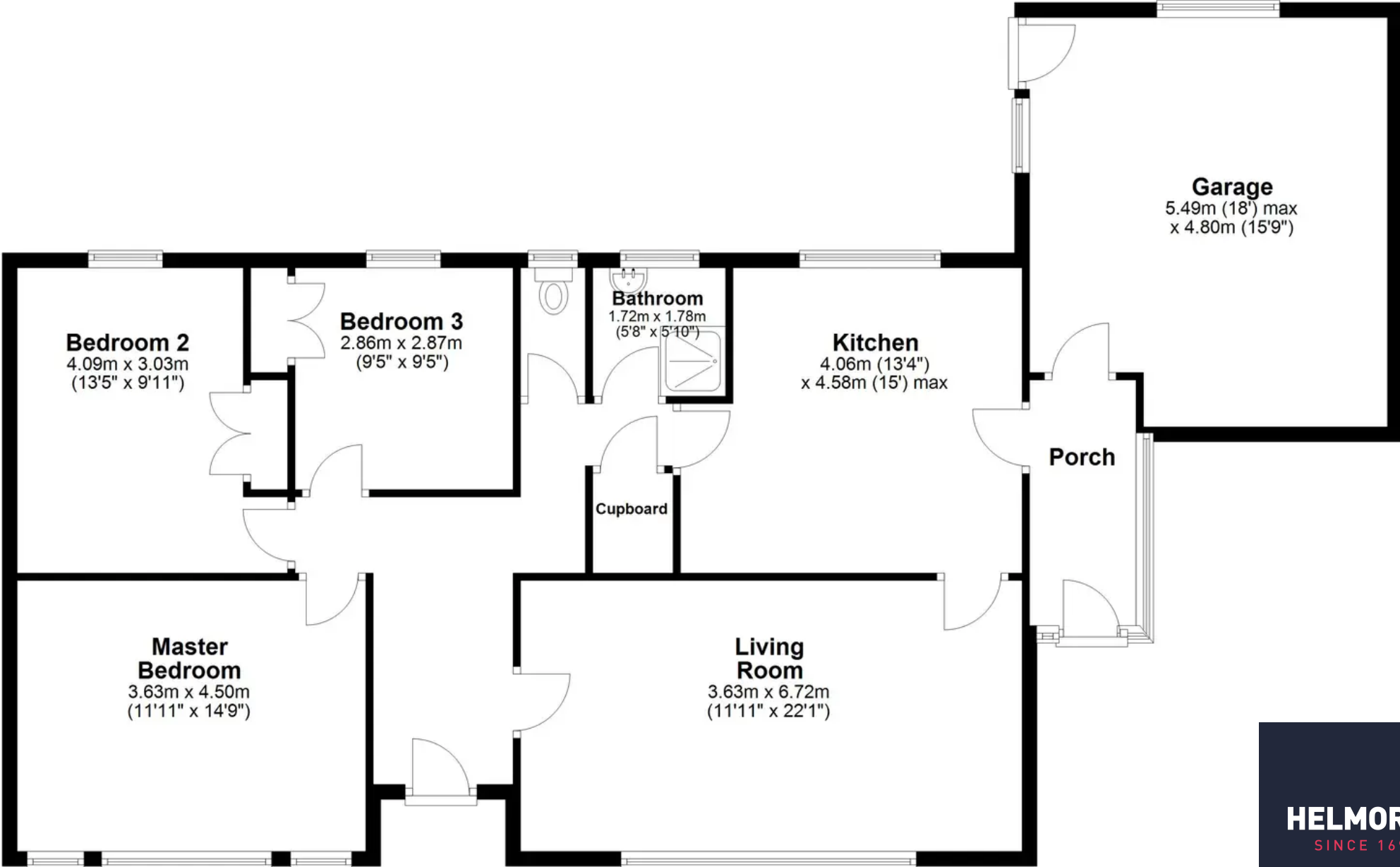
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# Ground Floor

Approx. 132.9 sq. metres (1430.5 sq. feet)



Total area: approx. 132.9 sq. metres (1430.5 sq. feet)







# Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.