



Shoemakers



Holsworthy 9.3 miles – Bideford 11.8 miles
– Bude 14.1 miles

A charming thatched cottage set within a delightful rural setting.

- No Onward Chain
- Wealth of Character Features
- 3 Bedrooms
- Popular Rural Position
- Delightful Cottage Garden
- Off Road Parking
- Council Tax Bands: D
- Freehold

Guide Price £249,950



SITUATION

The property lies in a rural position at Putford Bridge in the village of West Putford. The historic village of Bradworthy is 3 miles away and offers a range of day to day amenities including a general store, Post Office, garage, primary school and The Bradworthy Inn. The market town of Holsworthy is 9.3 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgeries. To the north is the town of Bideford, with access to the A39 and the larger town of Barnstaple.

The former market town of Okehampton is some 26 miles to the south east, with a mainline railway station and access to the A30.

DESCRIPTION

A charming terraced thatched cottage, being marketed for the first time in over 30 years and offering an excellent opportunity for those looking for a property with a wealth of charm and character. The cottage is part cob and stone construction with wooden windows and boasts a wealth of character features throughout.

ACCOMMODATION

A delightful thatched, semi-detached cottage of stone and cob construction, with wooden multi paned windows. The accommodation briefly comprises: front door leads into the dining room with a beamed ceiling, stairs rising to the first floor and access into the sitting room and kitchen. The dual aspect sitting room with a beamed ceiling offers a window seat and a most impressive inglenook fireplace with a clome oven. The spacious kitchen comprises a range of base units, sink, space for appliances, inglenook fireplace with a clome oven, tiled flooring, an aspect to the front and steps to the rear hall with built in storage and access to the rear garden, bathroom, utility/boiler room and a study/snug.

The first floor comprises 3 double bedrooms each with an abundance of character.

OUTSIDE

To the rear of the property you will find a generous garden which is predominately laid to

lawn with a patio terrace and array of mature trees, shrubs and plants. The garden also offers a stone outbuilding providing useful storage. To the side of the property is a gated driveway with parking for 2 cars.

SERVICES & ADDITIONAL INFORMATION

Mains electricity and water. Oil fired central heating. Private drainage via a Septic Tank. Broadband available: Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

Flood Risk: The gov.uk flood-risk assessment identifies this property as Low to Very Low risk. Notwithstanding this classification, the property did experience some minor isolated flooding from the nearby river in 2025. Interested parties should undertake their own investigations. Additional information is available from Stags Launceston.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Holsworthy take the A388 towards Bideford. Continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel on the A388. Upon reaching Venn Green take the left hand turning towards West Putford, continue on this road for 1.2 miles taking the left turning towards West Putford & Bradworthy, continue for another 1.5 miles and you will reach the hamlet of Colscott, continue through the hamlet in a northerly direction. After approximately 0.8 miles you will reach a crossroads, turn right and continue for a further 0.2 miles and you will see the cottage on your left.

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