



Corner Cottage



Abbotsham 1.5 miles, Bideford 4 miles,
Barnstaple 12.5 miles

A deceptively spacious 19th century semi-detached character cottage set within a quiet and peaceful semi rural hamlet

- Character cottage
- Fantastic 180ft garden
- 3/4 bedrooms
- Kitchen/diner, 2 reception rooms
- Quiet and peaceful position
- Could suit dual occupation
- Great countryside views
- A must see
- Freehold
- Council Tax Band C

Guide Price £450,000



SITUATION

The property enjoys the best of both worlds, being set within a quiet and unspoilt, tranquil hamlet with its nearby parish church and village hall, amidst a back drop of rolling countryside, yet within easy reach of a bustling town centre with amenities.

The hamlet of Woodtown is located approximately 4 miles away from Bideford and within easy reach of the safe and sandy beach at Westward Ho!. The popular nearby village of Abbotsham benefits from having local thatched village Inn (serving food) as well as renowned highly rated primary school, which the property is within catchment of. The rugged North Devon coast, affording fantastic walks, can be reached by foot in around 3 miles at Peppercombe with the Coach and Horses Pub on route. There is also access via Greycliff (Abbotsham) to the South West Coast Path. The nearby retail park (around 2.5 miles away) has an excellent range of well known branded shops, factory outlets, supermarkets and cafes. Bideford has a wider range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, schooling for all ages (public and private) and several supermarkets. Further afield, Barnstaple offers all the areas main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

DESCRIPTION

Corner Cottage is a deceptively spacious 19th century semi-detached character cottage set within a quiet and peaceful semi rural hamlet, yet is within a short drive of Bideford. The cottage enjoys fantastic views of the unspoilt surrounding countryside and boasts a magnificent and private 180ft garden with a range of outbuildings. The property is well presented throughout, offering a great deal of comfort, complemented by some original character features and modern 21st century refinements. There is also off-road parking for 2 vehicles.

ACCOMMODATION

The cottage is entered beneath a porch leading to the entrance hall with stairs to first floor and door into the sitting room which is a lovely

character room with exposed beams, inglenook fireplace with multi fuel burner and windows looking out to the front. The Kitchen/diner has direct access to the garden and has space for a table and chairs with a good range of higher and lower units, gas oven, extractor hood, space for fridge/freezer and dishwasher. Door to bathroom which includes side panel bath with shower above, WC and sink. Following on from the kitchen is the living room, a very versatile room which could suit as a dining room/snug etc. the room includes a brick fireplace with multifuel burner, window to front and access to the snug/bedroom 4/office with views looking out to the garden. Could suit dual occupation.

The first floor is accessed via stairs from the entrance hall and includes 3 double bedrooms which all benefit from lovely countryside views. Bedroom 2 includes a built-in cupboard/airing cupboard.

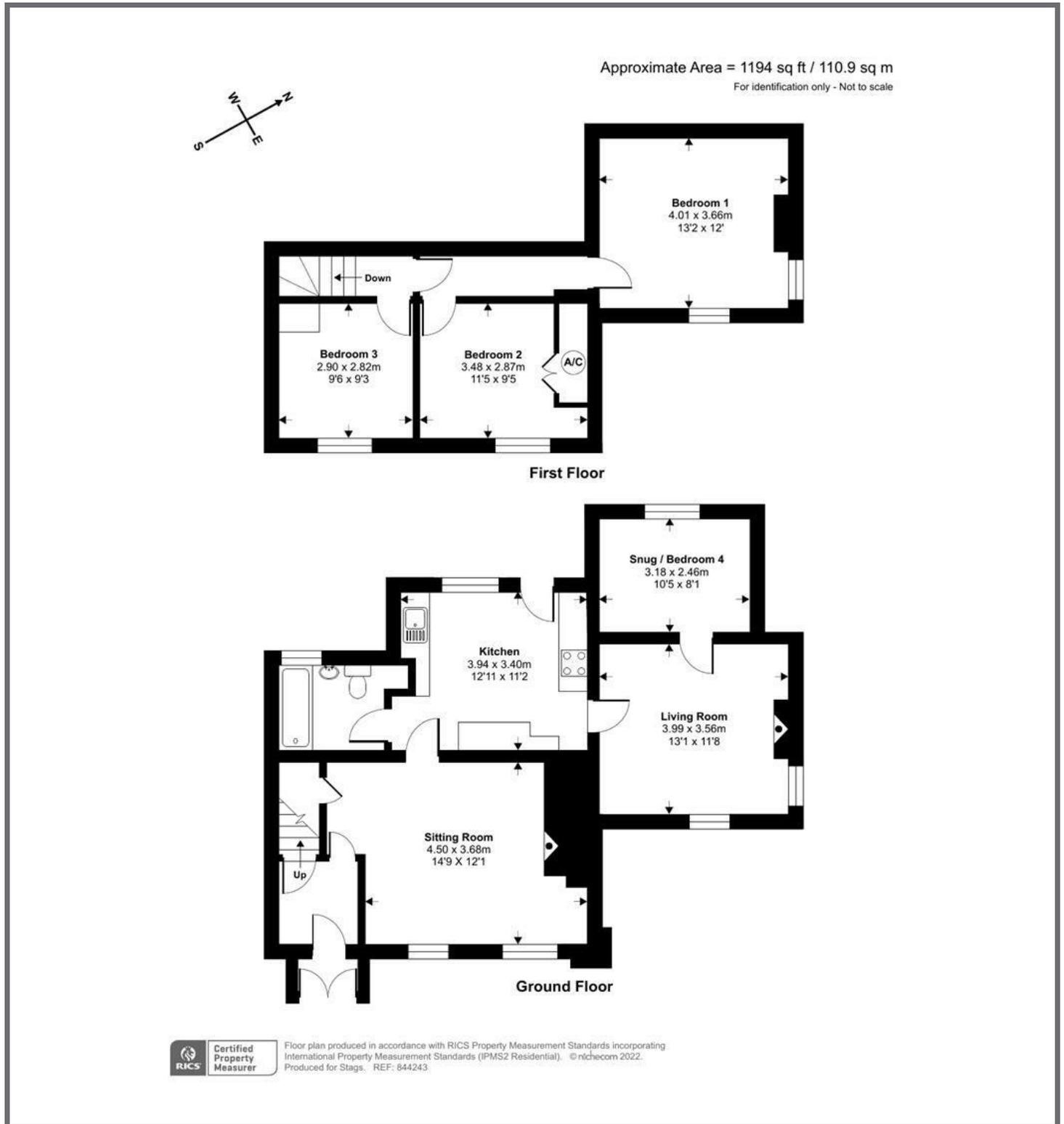
OUTSIDE

The garden is simply stunning. Benefiting from a large patio which is perfect for outdoor dining. The garden itself is approximately 180 feet of private, well-tended garden which is surrounded by established plants, shrubs, trees and has a sense of complete seclusion, backing onto to open fields with fantastic views of rolling countryside. Within the garden is a range of outbuildings including a wood store, x2 storage sheds, general store, greenhouse, and the 'Hobbit House!' there is also a very useful summer house/utility room which has been fitted with electrics and has space for fridge/freezers, washing machine, dryer etc. There is side access to the front of the property and separate access to the parking area for x2 vehicles.

SERVICES

Solid fuel heating. Mains water, electricity and sewage.





These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		72
55-68	D	47	
39-54	E		
21-38	F		
1-20	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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