



Ley Cottage



# Ley Cottage

East Putford, Holsworthy, Devon, EX22 7UH

Bradworthy 3.5 miles. Bucks Mills 6 miles. Bideford 10 miles.

A pretty cottage with large gardens, garage/workshop offering potential to extend (stp) in a picturesque setting.

- Large Gardens
- Renovated & Modernised
- 2 Double Bedrooms (formally 3 bedrooms)
- Large Garage/Workshop (29'x14')
- Sitting Room
- Garden / Dining Room
- Potential to extend (stp)
- Unspoiled & Far-reaching Views
- Council Tax Band 'B'
- Freehold

Guide Price £375,000

## Situation

Ley Cottage is situated in the heart of the picturesque Devon countryside, within the civil parish of East Putford, approximately halfway between the towns of Bideford and Holsworthy. The village of Bradworthy (10 minutes by car) offers a fantastic variety of amenities, all focused around the village square, including; Post Office, traditional butchers, convenience store, garage, church, pub, community/sports hall, vets, surgery with pharmacy and Primary Academy.

The stunning North Devon coastline is within easy reach, including the beautiful and historic villages of Clovelly (8.5 miles) and Bucks Mills (6 miles), offering access to the South West Coast Path (The Salt Path), pebbled coves and stunning vistas. The Cornish border is only a short distance away with its fine sandy beaches including; Widemouth Bay and Sandymouth.

The port town of Bideford (10 miles) extends a comprehensive range of facilities; including supermarkets, independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private).

The A39 is a short distance away and provides brisk passage in/out of the area. The M5 and Tiverton Parkway train station (London Paddington 1h 57m) are approx. 57 miles by car.

## Description

Ley Cottage is a pretty, quintessential, Devon cottage, in a picturesque setting. The property has been comprehensively renovated, extended and improved and offers fantastic potential to further extend (subject to any necessary planning permissions), as realised by some of its neighbours. The cottage currently has 2 large double bedroom but formally comprised 3 bedrooms and could relatively easily, have the third bedroom reinstated. The property enjoys a southerly aspect and exceptionally large gardens, approx. 0.2 acres. total. Complementing the cottage is a large garage/workshop (29'3"x14'3") with utility room.



### Accommodation

The front door opens into the glazed ENTRANCE PORCH with space for boots/coats and door into the welcoming SITTING ROOM with impressive inglenook fireplace, inset wood burning fire on a slate hearth, twin fitted storage cupboards to the side, exposed 'feature' stone wall and oak staircase leading to the first floor. The KITCHEN is fitted with a comprehensive range of fitted base units with worktop over, tiled splashbacks and matching, underlit, wall units, space/plumbing for white goods and large inglenook fireplace, with inset electric 'Rangemaster' 5-ring cooker with triple oven/grill. A doorway opens into the impressive GARDEN ROOM, currently used as a dining room, easily accommodating a dining table and seating area, with glazed roof and walls, with double doors opening to the paved terrace and gardens.

Upstairs there are two double bedrooms and family bathroom, with loft hatch accessible from the landing. BEDROOM 1, a well-proportioned double room, looks over the front of the cottage, with fitted storage/wardrobe. BEDROOM 2 is another well-proportioned, double room, formally two rooms and could easily be separated to provide an additional bedroom if desired, with 2 windows and views over the back gardens. The FAMILY BATHROOM is fitted with a white suite, comprising; bath/shower over, basin with vanity unit beneath, WC & heated towel rail.

### Outside

The cottage is set back from the lane, behind a pretty stone wall, adorned with planted beds, the front garden is laid to gravel for ease of maintenance. Parking for multiple vehicles is available in front of the large, detached, GARAGE/WORKSHOP (29'3"x14'3") with roller door, power/light/water are all connected, UTILITY ROOM and door to back gardens. A gateway to the side, leads to a compound/storage and composting area and the gardens beyond. The impressive, large back gardens enjoy a southerly aspect and extend to approximately 150ft in length. The 'Upper Garden' with large paved terrace extends from the garden room to the western side of the garden, is predominantly laid to lawn, with mature, planted borders and a feature, centrally planted bed. The garden is divided into two, by a post/rail fence with a central gateway leading to the 'Lower Garden'. Predominantly laid to lawn, the lower garden boasts a large, wooden and glazed summerhouse, small stone barn/store and attached woodstore, greenhouse and several raised beds. The garden could provide a perfect 'kitchen garden', if desired.

### Services & Additional Information

Services: Electricity & Water - Mains / Drainage - Private / Heating - LPG.

Broadband: 'Standard' is available (Ofcom) Please check with chosen provider. (Broadband currently provided by 'Airband').

Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Variable / Vodafone - Variable (Ofcom). Please check with chosen provider.

### Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or [bideford@stags.co.uk](mailto:bideford@stags.co.uk)

### Directions

If approaching from Bideford Quay, with the River Torridge on the left, proceed in a southerly direction on New Rd / A386, signed Torrington & Okehampton, upon leaving the town, proceed straight over at the mini-roundabout and follow this road for approx. 1.3 miles. just before Landcross, turn right at the T-junction, signed; Littleham / Buckland Brewer / Parkham / Bradworthy, continue for approx. 8 miles, then turn left signed 'East Putford/ Stibb Cross'. In approx. 0.7 miles, take a right turn, just past the layby, and follow this road for approx. 1 mile, then turn right signed 'W & E Putford/ Bradworthy, and you will find the property on your right.

What3words: ///viewers.replayed.unstated

Postcode: EX22 7UH (Not to be relied upon)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 946 sq ft / 87.9 sq m  
 Garage = 420 sq ft / 39 sq m  
 Total = 1366 sq ft / 126.9 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Stags - REF: 1407123



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 61        |
| (39-54)                                     | E | 36                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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