



## Rice Cottage, Alverdiscott, Webbery, Bideford, EX39 4PU

Asking Price £695,000

- Recently Fitted Thatched Roof
- 2 Double Bedrooms
- Private Stables
- Small Holding Opportunity
- Established Cider Apple Orchard
- Grade II Listed
- 1.4 Acres
- Garden Room
- Charming Cottage

# Rice Cottage Alverdiscott, Bideford EX39 4PU

Morris and Bott are delighted to bring to market this stunning Grade II listed thatched cottage. Accessed via a sweeping driveway, Rice Cottage sits within 1.4 acres and benefits from the addition of private stables and a large detached garden room. The property offers the potential purchaser a unique opportunity to acquire a fine example of a traditional Devon thatched cottage within a small holding. Whilst the property benefits from being nestled in the luscious countryside it is only around 1 mile to the nearest bus stop, and then approximately 1 mile the other way is Heddons Farm shop which is a local family farming business selling all local produce right on your doorstep. Just three miles heading towards Bideford is Tesco supermarket for all your amenities. The property is ideal for those seeking "The Good Life" but not too far off the beaten track.



Council Tax Band: D



## Ground Floor

### Lounge

16'1" x 11'6"

The quaint porch to the front of the cottage leads you into the lounge and heart of the home. This dual aspect room enjoys a view over the front of the property and benefits from a wood burner set in a feature fireplace, creating a focal point to the room and a cosy space for winter months.

### Kitchen/Diner

14'5" x 9'8"

A recently fitted kitchen which has been fitted with matching hand and eye level units, a 1 1/2 bowl sink, a large Sandyford AGA with extractor over. Also providing dining space with the addition of a breakfast bar overlooking the garden.

### Utility

9'7" x 7'8"

Fitted with floor to ceiling storage cupboards, along with undercounter plumbing for a washing machine and tumble dryer and a butler sink.

## First Floor

### Bedroom Two

14'0" x 9'11"

A good sized bedroom with a dual aspect, boasting charming features such as exposed beams and arched windows overlooking the land to the front.

### Bathroom

8'1" x 5'4"

Comprising of a bath with mixer taps and handheld shower attachment, low level WC and wash hand basin.

### Bedroom One

13'4" x 10'5"

The master bedroom is a delightful bedroom bursting with charming features.

### Ensuite

11'7" x 6'5"

Comprising of a shower cubicle, low level WC and wash hand basin, along with a handy storage cupboard.

### Outside/Land

The cottage is situated within 1.4 acres, with the manageable smallholding and established cider apple orchard which is considered ideal for a growing family, active couple or those seeking a lifestyle change. The private stables currently offer shelter for the animals ample storage on site.

### Garden Room

A charming additional space ideal as a hobbies room or games room.

### Services

Oil fired central heating, septic tank shared with the neighbouring property, mains electric.





## Directions

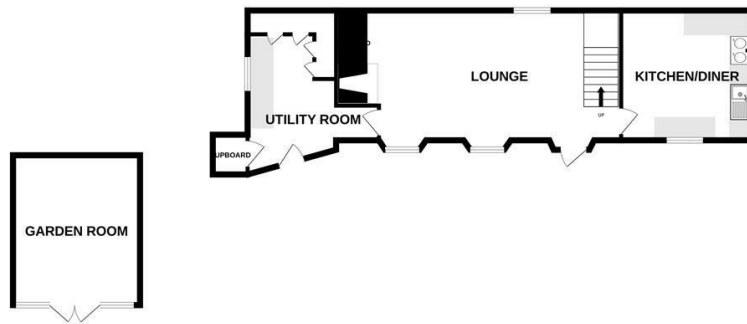
From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road past Tamar Trading on the right and take the next turning on the right into Manteo Way. Continue up this road until you reach the roundabout. Take the first left at the roundabout and continue along the road until reaching Rice Cottage on your left hand side.

## Viewings

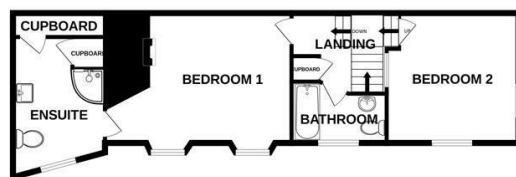
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: Exempt.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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