



1 Fry's Cottage Yeo Vale, Bideford, Devon, EX39 5ER

Guide Price £500,000

- Country Setting, with Stunning Far-Reaching Views
- NO CHAIN
- 0.35 Acre Tiered Garden
- Two Garages and an Old Stone Horse Box
- Must See
- 2 Miles from the Sea and Coast Path
- Development opportunity
- Insulated Garden Office
- Off Road Parking for Multiple Vehicles

1 Fry's Cottage , Bideford EX39 5ER

Welcome to Fry's Cottage. This rare and charming country property of character encapsulates a part of North Devon's history, having features that date its origins to the late 1600's, yet fortunately is unlisted. The detached house sits in a 0.35 acre plot mainly laid to lawn. The site boasts uninterrupted views of the valley of the River Yeo, with woodlands and hillsides beyond. The villages and amenities of Parkham, Buckland Brewer and Alwington are nearby.



Council Tax Band: C



Introduction

The house is of lime-pointed stone and part cob construction with Delabole rag slate from a 250-year old Dartmoor barn. Window frames are of solid mahogany, with external sills of slate and interior sills of various hardwoods. The ground floor has solid oak flooring. The interior comprises a cosy lounge with a modern Scandinavian wood burning stove, a farmhouse- kitchen style living room with a cast iron Rayburn central heating range cooker, plus an original Devon clay clove oven. There is a delightful sun room with magnificent stonework embedded with millstone wheel artefacts. A utility kitchen adjoins a large outside decked area for summer dining. There are two spacious double bedrooms and two modern bathrooms. There are enlargement possibilities. The house sits in a tiered mature garden with several lawns, a garden office, an old horse box and two garages. A roof solar panel system generates useful income and in addition provides free hot water.

Entrance Porch

7'3" x 3'8"

Welcomes you into the home.

Farmhouse Kitchen

18'9" x 13'3"

The kitchen has a range of matching units, plentiful counter space, an oven, an induction hob, a double bowl double drainer sink with dishwasher under. There is ample space for a 6- to 8-seater dining table and chairs. The enamelled cast iron oil-fired Rayburn that provides central heating is a rare powder-blue. An original clove oven to the right of the Rayburn dates the cottage's origins to the late 1600's.

Lounge

14'4" x 10'3"

This is a bright cosy room with solid oak parquet floor and rustic stonework. A large window offers views of open countryside and a smaller one opening to the sunroom. A modern wood burner sits raised in the large fireplace aperture with oak lintel and local stone archway above.

Sunroom

18'0" x 5'6"

This is accessed from the kitchen. A magnificent wall of local stone with embedded millstones graces this bright and colourful south-facing room.

Summer Kitchen/Utility

14'10" x 7'0"

This adjoins the sun deck and is arranged as a summer kitchen to serve the deck. It is fitted with sink and induction hob, and has provision for a double eye-level oven and a tall fridge freezer. It also serves as a utility room, with a washer dryer.

Downstairs Shower Room

8'6" x 4'8"

This contains a roomy walk-in shower with electric overhead unit, a WC and a pedestal hand-basin. It is tiled throughout.

First Floor

The three rooms on the first floor all offer excellent country views including of the River Yeo below plus a delightful waterfall. Alwington Church tower is visible on the horizon. The exposed window lintels are mostly of old oak recovered from military ships broken up in Bideford after the Napoleonic wars.

Bedroom One

14'4" x 10'7"

A large double bedroom with an original fireplace. One window overlooks the valley and river waterfall below.

Bedroom Two

13'5" x 10'0"

A spacious double bedroom with a built-in airing cupboard containing the hot water storage tank, a small inset wardrobe, and windows to both north and south.

Bathroom

6'0" x 5'7"

It has a large window with woodland and river views. The floor is of marble. The modern three-piece suite is in white; the bath has a shower attachment over.

Outside

There is extensive walling, landscaping, planting and outhouses. The garden comprises several lawns interconnected by steps and pathways. Plots close to the house have been arranged for herb cultivation, with a rose bed and an azalea section. A line of rich pink and blue hydrangeas stretching along the 100 yard road-wall brightens the summer scene. A pre-fabricated insulated cabin imported from Switzerland serves as a garden office. An old stone horse box has been extended by adding two garages. There is ample additional hardstanding parking for several vehicles. All outbuildings have electric light and power, plus mains water.

Services

Oil fired central heating, night storage heating, solar powered hot water system, unmetered mains water, private septic tank, with rainwater draining to soakaways and eventually to the river in the valley below.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Expansion Opportunities

- Lapsed outline plans were passed for converting the area now used as deck into a double garage with a spacious living room above, adding space of 800 sq ft approximately.
- An enlargement of the front porch and lounge was recently approved.
- The home office and garages/horse box could be considered for conversion to holiday letting, subject to Planning.

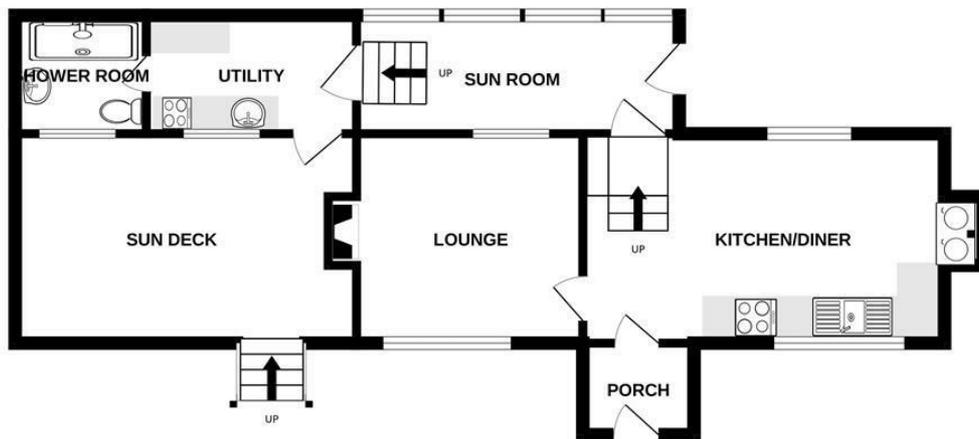
Directions

From Barnstaple join the A39 and head to Bideford. Immediately after the Torridge Bridge, at roundabout, turn left towards Bideford and continue through the town. Continue along the Quay and proceed straight ahead at the next two mini-roundabouts towards Torrington. After approximately 1.5 miles, turn right signposted Littleham and Buckland Brewer. Follow this road without deviation for approximately 4 miles and the property will be found on your left hand side, visible for several hundred yards sitting above a high stone wall. what3words address: ///rugs.tweed.soup

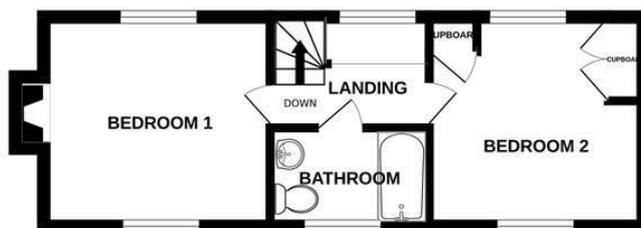


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
Made with Metropix ©2024