



WOOD COTTAGE

LANDCROSS, BIDEFORD, DEVON, EX39 5JJ

O.I.R.O £425,000

A most charming 16th century, 4 bedroom detached thatched cottage enjoying superb views over the valley & across the river, offering adaptable accommodation including 4 reception rooms & a 28' kitchen/utility together with attractive mature gardens extending to approximately ¼ of an acre with a large detached garage.

Being in the same ownership for the last 23 years, the cottage is now vacant as the current owners have built a property next door, speaking volumes for this fantastic location which enjoys a rural feel yet is extremely accessible. Its elevated position takes full advantage of some beautiful views over the surrounding valley & countryside which in turn nestles alongside the River Torridge, all adding to the charm of this fantastic property.

If you're looking for your own little bit of North Devon and love characterful properties, either as your permanent residence or stunning holiday home, this could be the little gem you have been waiting for.

From the moment you reach the off road parking area, as the garden path meanders towards the cottage, you get a real sense of the charm this property offers. With the attractive gardens wrapping around the property, the cottage sits in the perfect position to take full advantage of its beautiful surroundings.

Nestled under a thatched porch, a large Gothic style entrance door opens into the spacious sitting room with feature woodburner and patio doors which enjoy the excellent views across the valley. An inner lobby leads off to a ground floor bathroom and in turn into a large utility area, with stainless steel sink & plumbing for a washing machine, whilst stairs lead to the first floor. Tiled flooring continues into the farmhouse style kitchen which has a good range of fitted pine units with a Belfast sink, feature Rayburn (not currently in use) & 5 ring gas cooking hob.

From the kitchen, an opening leads into the dining room with a feature open fireplace, in turn leading into an inner lobby, with doors off to the conservatory and a good sized study with feature fireplace.

The current conservatory lends itself to be replaced with something more in keeping with the cottage, like an Orangery. Not only would this take full advantage of the beautiful views but also be a real feature alongside the property.

On the first floor, newly laid carpets will be found on the stairs, landing & some of the bedrooms. All 4 bedrooms are doubles & each enjoy varying degrees of attractive outlooks. The family bathroom benefits from a whirlpool bath with shower over.

With the gardens wrapping around the property, there are a number of different areas to enjoy. A large patio area provides the best vantage point to enjoy the views & with a south facing aspect, is perfect for hanging out & entertaining guests.

The gardens provide a wealth a colour with a number of flowers, shrubs & bushes together with vegetable plot, fruit cage, greenhouse and useful stone building housing the oil tank & propane bottles for the kitchen hob. There is also a useful outside WC.





Location

Situated conveniently between the towns of Bideford & Torrington, the nearest village of Weare Giffard has a good range of amenities including an active Village Hall, Church & a popular Public House serving great food. The historic town of Torrington is approximately 4 miles away with a good range of amenities including Bank, Butchers, Bakeries, Post Office and various Shops, Pubs & Restaurants together with a Swimming Pool, 9 hole Golf Course, places of Worship, Primary/Secondary Schooling and a Supermarket.

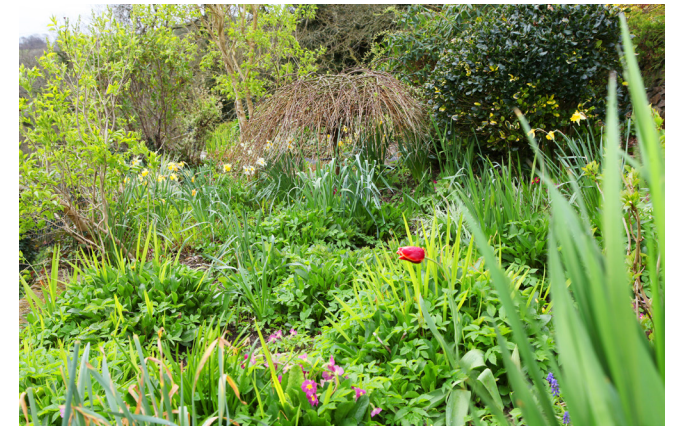
The Port & Market town of Bideford is approximately 2 miles distance, offering a further choice of Shops, Amenities & Facilities, whilst the long sandy beach of Westward Ho! is within 7 miles and the regional centre of North Devon, Barnstaple is approximately 14 miles away via the A39 link road, which in turn provides access to the M5 motorway network at junction 27 (within an hour's drive).

Need To Know

- Mains electric & water.
- Private septic tank drainage.
- Oil fired central heating (Worcester boiler in the kitchen).
- Propane gas bottles serving the kitchen gas hob.
- uPVC double glazing.
- Council Tax 'Band F' - £2,905.50 per annum
- EPC - E (48)

Directions

From Bideford Quay proceed towards Torrington on the A386. After approximately 2 miles, turn right onto the A388 signposted for Holsworthy. Continue up the hill for several hundred yards where the entrance for Wood Cottage will be seen on your left hand side.





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