



Directions

From Bideford Quay, proceed up the main High Street turning left at the top and continue through Old Town. At the pedestrian crossing, turn left onto Meddon Street. Continue approximately half way down the hill to where number 90 will be situated on your left hand side tucked away off the road clearly displaying a number plate.

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Call 01271 327878
or email barnstaple@phillipsland.com

Pretty 2 Bed Cottage

90 Meddon Street, Bideford, EX39 2EW

Guide Price

£200,000

- Grade II listed
- Pretty Natural Stone
- Many Character Features
- An Old 1857 'Dolls House'
- Garden With Outbuildings
- MUST VIEW!

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Room list:

Lobby

Sitting Room

4.67 x 4.37 (max) (15'3" x 14'4" (max))

Dining Area

4.25 x 1.67 (13'11" x 5'5")

Kitchen

2.23 x 2.19 (7'3" x 7'2")

Bathroom

First Floor

Bedroom 1

4.42 x 3.08 (14'6" x 10'1")

Bedroom 2

3.33 x 2.69 (10'11" x 8'9")

Outbuilding

Block Built Shed

Overview

A fine example of a quirky, characterful cottage has a lot to offer and should be top of the viewings list. An ideal for purchase those looking for an investment option with a difference, first time buy or UK base.

The cottage is steeped in historic charm and noted by its listing for architectural importance and interest. The internal accommodation is spacious and offers a large living room with a natural stone feature fireplace which creates a great focal point to the room. Imagine huddling up to the wood burner on a winters afternoon, a perfect spot for a siesta.

The dining area is perfect for entertaining and socialising and flows rather nicely from lounge to dining and to kitchen. The kitchen is well equipped with a range of built-in storage cupboards. There's plenty of preparation areas and offers a excellent area to inspire those keen home cooks.

The bathroom is well equipped with a white suite and has been modernised yet in keeping with the cottages period. Whilst upstairs there are two spacious bedrooms, both of which are doubles. The principal bedroom is large and has a fireplace and a feature wall which both create a focal points to the room.

The property is within a short walk to Bideford which offers a variety of facilities including churches, national and local retailers along with excellent superstores, schooling and recreational provisions.

Bideford has a timeless charm that captivates visitors to explore its historic streets and riverside beauty. With a rich maritime heritage dating back centuries, this little town has long been a bustling hub markets, shops and trading. Quaint cottages and elegant Georgian buildingsline the winding streets, offering glimpses into Bideford's storied past as a thriving port town.

Outside is where this property really excels further you have a small, low maintenance front garden, which is a nice spot to sit out in the mornings and watch the world go by.

Whilst the back garden is spacious and private, with a patio and seating areas ideal for entertaining and socialising with friends and family.

The garden is enclosed and perfect for your four-legged friends. There is a handy Timber Warehouse, along with a stone, block and brick built outbuilding perfect for storage or a garden office. This would be an ideal Office subject Planning for those looking to work from home (there is superfast Wi-Fi available available).

Overall this property is a MUST VIEW - contact the Bideford team for more information and to arrange a viewing.

Services

Mains connected

Council Tax band

A

EPC Rating

Exempt

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

