

# Keepers Cottage

Woolsery, North Devon, EX39 5QP

Guide Price

£550,000



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# An Individual Detached Home In The Heart Of The Village

Keepers Cottage Woolsery, Bideford, Devon, EX39 5QP



Elevated in the heart of the popular North Devon village of Woolsery and commanding far-reaching countryside views with a South-facing aspect, this modern 3/4 bedroom detached residence is truly one of a kind. Boasting spacious accommodation and immaculately presented throughout, the property enjoys a wealth of attractive features and is flooded with natural light. With manageable gardens, off-road parking for a number of vehicles, a double garage and further workshop/store, the property offers tremendous flexibility within a peaceful semi-rural position. Thoughtfully constructed c.1999 to a high-specification, this impressive residence is perfect for those seeking a generous, yet easy to run home or an individual holiday retreat close to the coast and within one of North Devon's most sought-after village locations.

The ever-popular village of Woolsery (Woolfardisworthy) has seen significant investment in recent years, but still retains its sense of community and thriving village life. It has an excellent primary school, village shop/post office, historic church, modern village hall and sports centre. It also has a newly renovated thatched public house - The Farmers Arms. Not far from the Atlantic Academy secondary school on the A39, and a few miles from the coastal village of Bucks Mills, the village is within easy reach of the rugged North Devon coastline.

The historic port town of Bideford, approximately eight miles distant, can be reached by car or bus and has a range of shops, amenities and services and offers easy access to nearby tourist locations such as Westward Ho!, Appledore and Instow. Barnstaple, the regional centre, is around 20 miles distant and offers a wider range of facilities, High Street shopping, the Tarka rail line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.



# DETAILS

Set in the heart of the village, the property occupies a slightly elevated position at the top of a private drive shared with only two other neighbours with gates opening to the private driveway.

The property then opens to an inviting hallway with Ash wood floor extending throughout most of the ground floor and a solid wood staircase rising to the first floor. Solid wood, stained-glass double doors then open to an impressive lounge which boasts a stone built-fireplace and a triple aspect flooding the room with light. In addition, there is a well-fitted, open-plan kitchen/diner/family room with a beautiful garden room to the rear. The ground floor accommodation also comprises an adaptable home office/formal dining room or 4th bedroom along with a utility room, a ground floor cloakroom and integral access to the double garage.

On the first floor, the generous landing opens to a spacious master bedroom enjoying far-reaching countryside views to the front along with a well-fitted ensuite. There are two further double bedrooms, the smaller bedroom is currently utilised as a craft room, all enjoying the far-reaching views, and a family bathroom.

Outside, the property enjoys a large driveway offering ample parking for a number of vehicles, leading to the double garage and separate garage/workshop along with a manageable front garden with mature plants and shrubs. There is access at both sides to the rear which also enjoys an easy garden with mature plants, raised flower beds and a delightful seating area.

In all, this individual home is certainly not to be missed!



## Entrance Hall

This inviting space, with Ash wood floor, welcomes you into the home and provides solid wood stairs to the first floor, useful understairs storage and stained-glass double doors to the lounge.

## Lounge 6.58m x 3.91m (21'7" x 12'9")

A generous reception room boasting a triple aspect, attractive stone-built fireplace housing multi-fuel burner, ceiling beams and Ash wood floor continued from the hallway.

## Kitchen/Breakfast Room 7.77m x 3.7m (25'5" x 12'1")

A spacious open-plan family room enjoying a range of solid wood work surfaces with drawers and cupboards below, matching wall-units over, ceramic Belfast sink & drainer unit, built-in appliances include an electric oven & hob with extractor over, fridge/freezer, dishwasher and "Rayburn Royal" cooker (currently disconnected), ample dining space, Ash wood floor and opening to the garden room.

## Garden Room 3.85m x 3.55m (12'7" x 11'7")

A superb additional reception room located off the kitchen/diner, enjoying a triple aspect overlooking the garden, multi-fuel burner, Ash wood floor and door to outside.

## Home Office/Bedroom 4 3.98m x 3.11m (13'0" x 10'2")

A spacious multi-purpose room that could be utilised for formal dining, a separate snug/media room or ground floor bedroom.





### Utility Room

Fitted with a range of work surfaces comprising a stainless steel sink & drainer unit, space and plumbing for a washing machine, internal door to the double garage and door to outside.

### Cloakroom

Fitted with a low-level W.C and wash basin.

### First Floor

A large galleried landing enjoying far-reaching countryside views to the front and a large walk-in linen cupboard.

### Bedroom One 5.33m x 3.9m (17'5" x 12'9")

A spacious double bedroom enjoying a dual aspect with far-reaching countryside views at the front.

### Ensuite

Stylishly fitted with a white suite comprising a large walk-in shower, low-level W.C and wash basin, electric underfloor heating, tiled walls and floor, chrome heated towel rail.

### Bedroom Two 4.48m x 4.37m max (14'8" x 14'4" max)

A spacious double bedroom enjoying a dual aspect with far-reaching views at the front and a large walk-in wardrobe.

### Bedroom Three 3.7m x 2.66m (12'1" x 8'8")

A good-sized double bedroom, currently utilised as a craft room/dressing area, with far-reaching countryside views at the front.

### Bathroom

Well-fitted with a white suite comprising a bath, low-level W.C and wash basin, tiled walls and Victorian style heated towel rail.

### Outside

The property is located at the top of a private drive, shared with only two other neighbours. Gates open at the front to a private brick-paved driveway leading to the double garage and separate garage/workshop and offering ample parking for a number of vehicles, including space for a caravan, motorhome or boat. The gardens are easily managed with chippings and flower beds at the front being well-stocked with a variety of mature plants and shrubs. There is side access to the rear garden, also laid mostly with chippings, flower beds and raised beds along the rear boundary along with a delightful seating area and useful log store.

### Double Garage 7.92m x 5.56m max (25'11" x 18'2" max)

Fitted with an up and over door, light and power connected. This space also offers tremendous scope to convert to further accommodation or space for a dependant relative, subject to any necessary consents.

### Separate Garage/Workshop 6.19m x 5.5m max (20'3" x 18'0" max)

With electric roller door, light and power connected and useful storage/office space on the first floor with light and power and velux window providing natural light. This could easily be utilised for those working from home.

### Viewing

Viewings strictly by appointment through Phillips, Smith & Dunn.



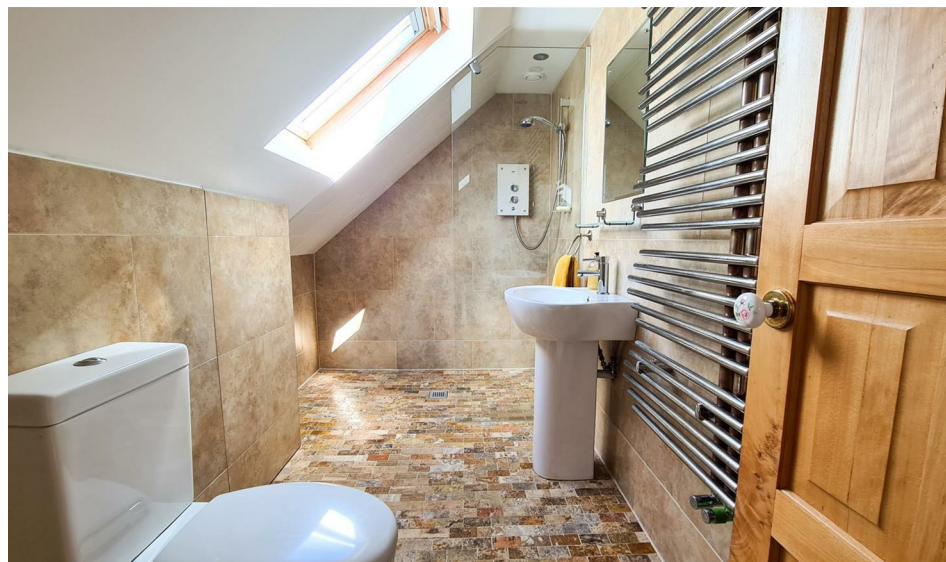


SERVICES: Mains electricity, water & drainage. Oil-fired central heating  
EPC: D  
TENURE: Freehold  
COUNCIL TAX: Band E  
LOCAL AUTHORITY: Torrridge District Council



## DIRECTIONS

From Bideford, take the A39 towards Bude and pass through the villages of Fairy Cross and Horns Cross. On approaching Bucks Cross take the left hand turning signposted Woolfardisworthy (Woolsery). Follow the road without deviation bearing right towards Woolsery. Continue on this road for approximately 3 miles to the village. On entering the village, continue towards the centre, passing Manor Park, where the property will be found on the right hand side, just before the church, at the top of a shared driveway with 2 other neighbours.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797







GROUND FLOOR



1ST FLOOR



WOOLSERY, EX39 5QP

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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