

Directions

From Bideford Quay, head over The Old Bridge and turn left at the mini-roundabout. After a short distance, take the second right into Manteo Way and continue to the top of the hill and straight over the roundabout. Take the next left into Gammaton Road and continue for approximately 1.5 miles to Gammaton Moor Cross where the property will be found on the crossroad. Parking is available just beyond the cottage to the rear.

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Call 01237 879797

or email bideford@phillipsland.com

The Smithy

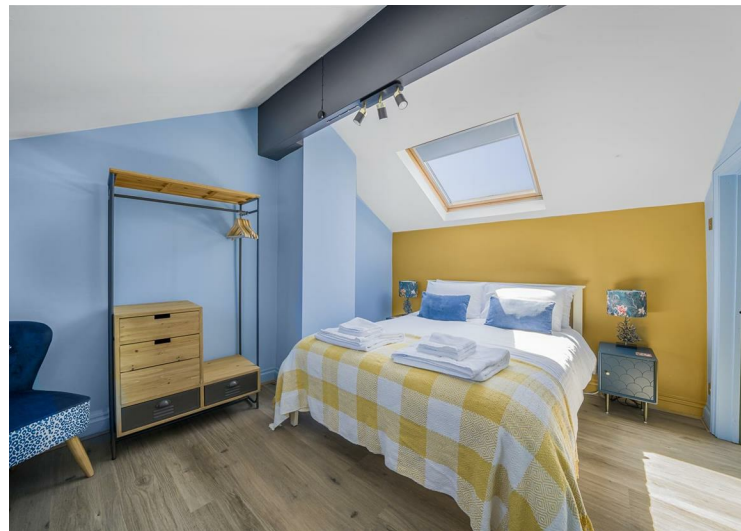
Gammaton Cross, Bideford, EX39 4QE

Guide Price

£375,000

- Charming 2 Bed Detached Cottage
- Attractive Character Features
- Well-Fitted Kitchen/Diner
- Cosy Sitting Room
- Ground Floor Bathroom
- Generous Garden
- Off-Road Parking
- Ideal Downsize/Holiday Retreat
- Currently A Successful Holiday Let
- No Onward Chain

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Entrance Porch - This inviting space welcomes you into the home and opens to the sitting room.

Sitting Room - A characterful reception room enjoying an attractive fireplace housing wood-burning stove, exposed stone features, small study area and stairs rising to the first floor.

Kitchen/Diner - Found at the rear of the home and fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below, matching wall-units over, built-in oven and hob, dishwasher, fridge & freezer, ample dining space and door to rear courtyard.

Bathroom - Fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin, plumbing for a washing machine and heated towel rail.

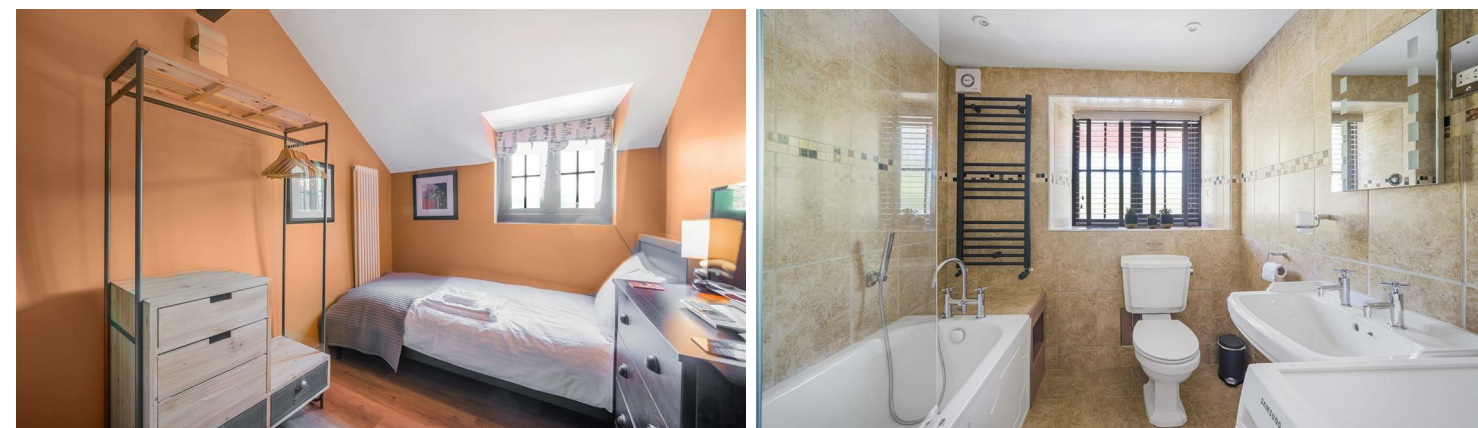
First Floor

Bedroom One - A good-sized double bedroom with ensuite cloakroom.

Bedroom Two - A further double bedroom or large single.

Outside - The property enjoys a generous garden extending to the front of the home, offering a good degree of privacy and is perfect for those with green fingers. In addition, there is a small courtyard to the rear along with 2x dedicated off-road parking spaces beyond the garden.

Agents Note - Some furniture can be included in the sale by separate negotiation.



This attractive 2 bedroom detached cottage occupies a semi-rural location on the edge of town. Having been lovingly re-furnished by the current owners, the cottage boasts well-planned accommodation with a wealth of character features and stylish modern fittings, along with a generous garden and dedicated off-road parking. Currently run as a successful holiday let, the property is perfect for those seeking a cottage in the countryside, yet offering the convenience of being close to town, or a charming holiday retreat not far from the coast. Offered with no onward chain, this one is not to be missed.

Situated on the edge of town within a tranquil semirural location, Gammaton Cross occupies an elevated position with delightful countryside views. Approximately 2.5miles from Bideford town centre, local amenities are within easy reach along with easy access to North Devon's spectacular and rugged coastline. The town offers a traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. The quaint fishing village of Appledore, with its maze of cobbled streets, surfing hotspot of Westward Ho! with its 2 miles of golden sand and the popular village of Instow with an array of cafes, restaurants and bistros are all close to hand and connected by a regular bus service from Bideford.

Barnstaple, the regional centre of North Devon is approximately 10 miles distant and offers High Street shopping, a rail link to Exeter and a convenient route to the M5 motorway via the North Devon Link Road.

Services

Mains water and electricity, Gas LPG central heating and shared private drainage.

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

