

# A Stunning Proposition

Hammetts Woolery, Bideford, EX39 5QU

Guide Price

£950,000



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# House, Bungalow & Cottage With Excellent Letting Potential - Woolsery

Hammetts Woolsery, Bideford, EX39 5QU



A TREMENDOUS OPPORTUNITY to acquire a stunning detached (grade II listed) property with self contained 2 BEDROOM COTTAGE. This along with a further 1 BEDROOM BUNGALOW, plenty of parking and DOUBLE GARAGE all within mature picturesque gardens and grounds of about 1.3 acres.

Offering the very best combination of being within the country but also close distance to the fantastic North Devon coast, providing some of the South Wests best breathtaking walks and adventures.

The property is within walking distance to the reputable pub (The Farmers Arms), village shop, post office, fish and chips, community hall, local car garage, school and soon to include Manor with hotel and spa.

The property has been extensively remodeled and meticulously kept by the owners now comprising a combination of three properties. Offering a hugely versatile accommodation ideal for those of you looking for a multi generational home, dual occupancy with income or a thriving side hustle of holiday lets.

Stepping inside Hammetts you get an instant taste of the original features which continue throughout, some stunning points of interest that are said to date back as early as the 1450s.

The fantastic living room with stunning original inglenook fireplace creates a impressive focal point to the room enjoying a dual aspect, a fantastic room for all family and friends to enjoy. The dining room offers a spot for more formal entertaining and plenty of room for everyone.

The cottage and indeed the bungalow could be used as separate holiday lets. The cottage up until recently has been an excellent holiday let, generating a healthy income. With near five star record and an excellent turnover of bookings perfect for someone looking to add an income stream. For more information on this, please contact the Bideford team.



# DETAILS

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 distance 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.

For more information or to view this property please don't hesitate to contact the Bideford team.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**



### Entrance Hall

**Snug 5.33m x 5.1m (17'5" x 16'8")**

**Main Dining Room 4.65m x 3.8m (15'3" x 12'5")**

**Main Kitchen 6.45m x 3.76m (21'1" x 12'4")**

**Main Living Room 8.84m x 6.53m (29'0" x 21'5")**

**Principal Bedroom 5.18m x 5.1m (16'11" x 16'8")**

**Cottage Kitchen 4.06m x 3.2m (13'3" x 10'5")**

**Cottage Living Room 4.5m x 2.77m (14'9" x 9'1")**

**Cottage Bedroom 1 3.53m x 3.2m (11'6" x 10'5")**

**Cottage Bedroom 2 4.34m x 2.77m (14'2" x 9'1")**

### Cottage Bathroom

**Annex Kitchen / Living Area 7.4m x 5.44m (24'3" x 17'10")**

**Annex Bedroom 4.7m x 3.8m (15'5" x 12'5")**

### Annex Ensuite

**Double Garage 6.48m x 6.15m (21'3" x 20'2")**









The outside of this property is where it excels in further. The Garden is fully stocked with mature, shrubs trees and well-established borders. With a variety of species you'll see different pops of colour throughout the year, the current owners have created a space to enjoy in all weather.

There is a fantastic patio area with plenty of space for seating the whole family and friends. Ideal for some casual alfresco dining or plenty of space for summer is entertaining. The property is very versatile and can be separated into 3 properties, the garden can also lend itself to separation.

The cottage has its own private parking area. Level access is obtained to the double garage with light and power connected, perfect for those of you that enjoy tinkering with cars or need a man cave. The front and back gardens are vast and including the field to the rear measure to c. 1.31 acres.

The property is approached over a pretty and private driveway which leads into ample parking and turning for numerous cars. The adjoining field at the far of the property is a blank canvas and could be used for all types of business enterprises from glamping pods to orchards or a large workshop space (subject to planning). Alternatively being relatively level the field could be converted into a tennis court or football pitch.

## DIRECTIONS

From Bideford Quay proceed to the A39 towards Bude and upon entering Bucks Cross turn left towards Woolsery (Woolfardisworthy). Drive for approximately 1 1/2 miles into the village and at the 'T' junction with the school in front of you, turn right up the hill. At the top of the hill take the next turning to the left with the entrance to Hammetts a short way down the lane located on the right-hand side.



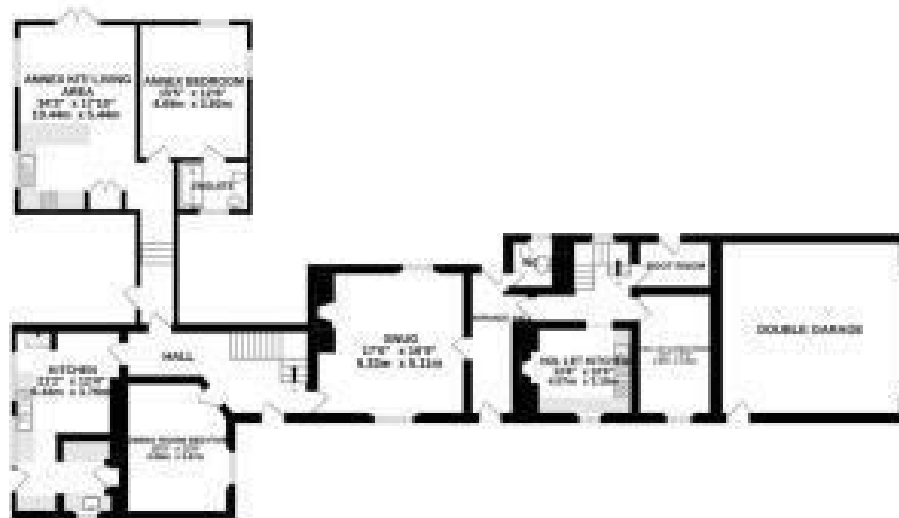
## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 out of  
normal office hours contact  
Edward on 07772363674





GROUND FLOOR  
2417 sq.ft. (224.5 sq.m.) approx.



1ST FLOOR  
1415 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 3831 sq.ft. (355.9 sq.m.) approx.

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 guidance 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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