

GROUND FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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 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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Superb Country Bungalow

Wintersweet West Putford, Holsworthy, EX22 7UF

Guide Price

£390,000

- Rurally Located Bungalow
- 3 Bedrooms
- Double Glazed
- Solar Panels
- Garage and Ample Parking
- Super Gardens
- Immaculately Presented

Directions

From Bideford depart in a westerly direction as out of the town towards Torrington. At Landcross turn right signed Buckland Brewer and Parkham. Follow this road (do not turn off) until you reach a crossroads at Powlers Piece where proceed straight across. Take the next turning on your left (unsigned) following the country road to Churston Cross where turn left. Follow this road descending a hill, where Wintersweet is located on your right hand side, and is identified by a for sale board.

Looking to sell? Let us
value your property
for free!

Call 01237 879797
or email bideford@phillipsland.com

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Overview

Wintersweet is a delightful well presented rural detached bungalow of individual design and traditional construction. It is set in a slightly elevated position, within good sized gardens affording rural views over the adjoining open countryside. It is cavity wall insulated and double glazed and electrically heated (assisted by solar panels).

Phillips Smith and Dunn are delighted to be able to bring this property to the market, which is thought ideally suited to provide a comfortable family or retirement residence!! Your early inspection is advised to avoid disappointment!!

Briefly the accommodation provides a spacious welcoming entrance hall, a delightful light and airy lounge with a cosy wood burner. Double doors lead to a southerly facing garden room, with a vaulted ceiling and French doors which lead to the garden. A good sized kitchen/dining room with some integral appliances, gives access to a utility room with plumbing for a washing machine and dishwasher, and a door to outside. There are 3 bedrooms (one en-suite with underfloor heating) of which 1 has fitted wardrobes, and a well appointed family bathroom fitted with a 3 piece suite.

Services

Mains electric and water. Private drainaae.

Council Tax band

Band C

EPC Rating

Band D

Tenure Freehold

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

Access to the property is via an entrance gate leading over a tarmacadam driveway and large gravelled area providing parking space for multiple cars, which leads to the detached garage (with power), with a greenhouse, and storage sheds to the rear. Landscaped gardens surround the property, with the southerly side lawned area having various areas from which to enjoy the splendid surroundings and the rural views.

The property has the benefit of solar panels, owned by the property, providing electricity and hot water, along with a useful income.

West Putford is a rural hamlet, set affording easy access into the nearby bustling village of Bradworthy, which houses an excellent range of local amenities. The North Devon towns of Holsworthy, Torrington and Bideford are all approximately 20 minutes driving distance away, whilst the North Cornish coastal town of Bude with its sandy beach, is approximately 30 minutes driving distance.

Room list:

Entrance Hall

Lounge

4.88m x 3.56m (16' x 11'8")

Garden Room

3.78m x 2.57m (12'5" x 8'5")

Kitchen/Breakfast Room

4.88m x 2.95m (16' x 9'8")

Utility

1.83m x 1.73m (6' x 5'8")

Bedroom 1

3.58m x 3.35m (11'9 x 11')

Bedroom 2

3.56m x 2.95m (11'8 x 9'8")

Bedroom 3

3.84m x 2.03m (12'7 x 6'8")

En-suite

Family Bathroom

