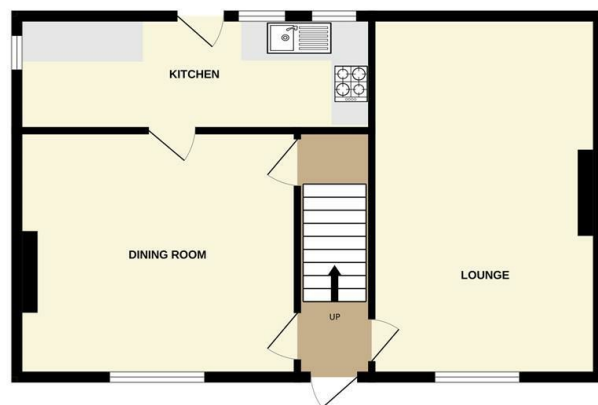


GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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3 Bed House - Semi-Detached

Dunns Cottage Monkleigh, Bideford, EX39 5JP

Offers In Excess Of

£250,000

- First Time To The Market In 75 Years
- Idyllic Village Location
- Large South/West Facing Garden
- Plenty Of Parking
- Opportunity To Mark Your Own Stamp
- Scope To Extend (Subject To PP)
- No Onward Chain

Directions

From Bideford Quay, take the A386 heading towards Torrington. Continue on the A386 until you reach Landcross, then turn right onto the A388, following signs for Holsworthy. Travel along the A388 for approximately one mile, and you'll arrive in the hamlet of Saltrens, which lies within Monkleigh parish—Dunns Cottage (EX39 5JP) is located there, roughly midway through the village on the right-hand side.

Looking to sell? Let us
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or email bideford@phillipsland.com

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Overview

Released to the market for the first time in over 75 years, this much-loved semi-detached cottage has been in the same family since its conversion in the 1950s. Situated in the easily accessible hamlet of Saltrens, Monkleigh, the property offers generous family accommodation, parking, and large sunny south/west-facing gardens.

On entering the home, you are greeted by two spacious reception rooms positioned either side of the stairwell. Both enjoy feature woodburners, creating warm and welcoming focal points. One room, with its impressive inglenook fireplace, makes an ideal snug lounge, while the other offers the perfect dining space, seamlessly connecting to the kitchen.

The kitchen stretches across the rear of the cottage and provides direct access to the patio and garden. Well fitted with storage cupboards and ample preparation space, it enjoys pleasant views over the garden, making it a practical and inviting hub of the home.

Upstairs, the property offers three well-proportioned bedrooms. Two of these are large doubles, including the master bedroom, while the third provides excellent versatility as a single bedroom, guest room, or home office. The family bathroom is fitted with a white suite comprising a shower over bath, wash basin, and low-level WC.

Services

All mains connected. Electric central heating.

Council Tax band D

EPC Rating D

Tenure Freehold

Viewings

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



Outside

The property benefits from a large, fully enclosed private garden, offering an excellent degree of peace and seclusion. South-west facing, it enjoys plenty of natural sunlight throughout the day, making it the perfect setting for outdoor entertaining, family activities, or simply relaxing in the warmer months.

With its generous proportions and open layout, the garden provides a true blank canvas for new owners to design and shape to their own tastes, whether that be creating landscaped borders, a vegetable plot, or a vibrant outdoor living space.

A paved patio area sits conveniently just off the kitchen, ideal for alfresco dining or enjoying evening sun. The garden also benefits from side access, adding to its practicality, as well as a small private courtyard that offers additional outdoor space – perfect for potted plants, storage or an ideal spot for a greenhouse.



Room list:

Lounge
4.85 x 3.54 (15'10" x 11'7")

Dining Room
4.17 x 3.33 (13'8" x 10'11")

Kitchen Breakfast Room
5.21 x 1.78 (17'1" x 5'10")

First Floor Landing

Bedroom 1
5.13 x 3.32 (16'9" x 10'10")

Bedroom 2
3.75 x 2.72 (12'3" x 8'11")

Bedroom 3
2.69 x 2.20 (8'9" x 7'2")

Bathroom
3.11 x 1.82 (10'2" x 5'11")