



2 Frys Cottage



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Yeo Vale, Bideford, EX39 5ER

Bucks Mills 4.6 miles, Woolsery 6.1 miles, Bideford 6.7 miles,
Barnstaple 14 miles

A charming 2-bedroom, Grade II listed cottage and two bedroom detached holiday let set in 1.65 acres

- Grade II listed cottage
- Extensive parking
- Stables
- Home with income
- 2 bedroom holiday cottage
- Set in 1.65 acres
- Small holding
- Freehold, Council Tax band C

Offers In Excess Of £575,000

SITUATION

The house occupies an excellent semi rural location, close to the sought-after villages of Parkham and Buckland Brewer yet is within a short drive to both the coast and country. The traditional Devonshire village of Parkham which has local a butchers, primary school, community hall, places of worship is within walking distance to the village pub. Nearby is the highly favoured thatched public house and hotel 'The Hoops Inn'. The rugged North Devon coastline at Bucks Mills, approximately 4.6 miles away, has a pebbled beach and coastal footpath offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 3.5 miles away, Woolsery 6.1 miles and the heritage village of Clovelly approximately 7 miles away. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 6.7 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 14 miles away and offers the area's main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.



DESCRIPTION

2 Frys Cottage is a charming 2-bedroom, Grade II listed cottage and two bedroom detached holiday let set within glorious countryside yet is only a short drive to the coast and Bideford. We understand that the house originates from the 1700s although it has been updated and remodelled over subsequent years. The accommodation is characterful and the house is complemented by just over 1.65 acres of garden, paddocks, woodland and stables which have all been a labour of love for the current owner who has created a wonderful lifestyle home with the inclusion of goats, chickens, ducks and donkeys. We envisage this property could be perfect for someone looking for a small holding, home with income, dual occupation or someone just looking for a slice of 'the good life'. It is certainly a property that needs to be viewed to be fully appreciated.

2 FRYS COTTAGE

The cottage is light and characterful with plenty of original features you would expect from a period cottage of this kind including oak beams, curved walls, fireplaces etc. the accommodation comprises; Entrance door to sitting room with engineered oak flooring, stairs to first floor, windows to the garden, door to outside, space for home office/study and access to the utility room which includes built in units, inset sink and space for white goods. The kitchen includes a range of 'farm style' units, inset sink, Rangemaster stove with extractor above and integrated dishwasher and fridge/freezer. Attached to the kitchen is the dining room space Velux window and door to garden. On the first floor are the two double bedrooms with exposed beams and built-in wardrobes. Bathroom with side panel bath, shower enclosure, WC and sink.

SMALL FRY

'Small Fry' is a very successful, single storey detached holiday restricted cottage which was tastefully converted by the current owner in 2019 and now offers light and well-presented accommodation which comprises; Entrance door to the open plan sitting room/kitchen/diner which includes Karndean flooring, a good range of stylish kitchen units with integrated fridge/freezer, dishwasher and oven. Induction hob with extractor above and space for white goods. There are two double bedrooms and the bathroom which includes WC, wall-hung sink and double shower with glass screen. (furniture could potentially be included, by separate negotiation)

OUTSIDE

The property is approached via a sweeping gravelled drive with gated entrance to ample parking and the land. There is also an additional vehicle entrance with parking to the front which is shared with the neighbouring property. The cottage enjoys a terraced garden which has been created by the current owner with views of the land and surrounding countryside. Detached shed with log store. There is also a small garden to the front which includes a summer house, Wendy house, small pond and areas to sit and unwind.

LAND

The land is approximately 1.65 acres and is mainly sloping pasture land, however there is also an area at the back of private woodland with an assortment of wildflowers for colour all year round. The land is currently split into a number of small paddocks to accommodate the goats, chickens, ducks and donkeys. There is a set of stables with yard to the front.

SERVICES

Mains water and electricity. Oil central heating for the cottage. Electric heating for the holiday let unit. Private drainage.

what3words ///fancy.disposing.cowboy



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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