



Foxglove Cottage



Woolsery 2 miles, Bradworthy 5 miles,
Hartland 7.5 miles, Bude/beach 14 miles,
Bideford 17 miles

Stone barn conversion with
enclosed pasture paddock of
around 2.5 acres set within rolling
countryside.

- 2 Bedrooms
- Barn conversion
- Nearby 2.5 acre paddock
- Stables
- Garage
- Parking
- Garden
- Perfect for equestrian use
- Freehold
- Council tax band B

Guide Price £435,000

SITUATION

Foxglove Cottage is located within The Marshall Farm Estate and is approached by a private half a mile long shared drive which also serves the neighbouring properties. The property is situated amidst unspoilt countryside and farmland with the nearby village of Woolsery (Woolfardisworthy) being around 2.5 miles, with an excellent range of amenities including primary school, local farm shop/Post Office, garage, church, sports and community hall, gastro pub/ restaurant and fish and chip shop. Bradworthy which is around 5 miles away has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage. The property is also located close to Atlantic Academy school, award winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline at the historic village of Clovelly and Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. The port and market town of Bideford is approximately 17 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.

DESCRIPTION

An attached Grade II listed stone barn conversion with gardens, outbuildings, ample parking and an enclosed pasture paddock of around 2.5 acres with 4 stables. We envisage this property could be perfect for someone looking for an equestrian set up, a small holding or someone just looking for a slice of 'the good life'. The accommodation of the cottage includes characterful finishes, a wealth of Oak beams and slate flooring adding to the overall charm. The property comprises: Double aspect Lounge/Diner and farmhouse style Kitchen with good range freestanding units with slate worktops, ceramic sink, Rangemaster stove and space for white goods, first floor Landing, Bathroom featuring corner bath with shower

above, bespoke vanity unit with sink and WC, together with 2 Double Bedrooms. Outside there is garden to the front, useful timber garden shed and parking area for several cars. In addition there is a purpose built concrete block built Stable/workshop together with an adjoining Garage which also offers potential for conversion into a stable if required. The nearby pasture paddock is only a short walk from the property and extends to approximately 2.5 acres.

OUTSIDE AND LAND

To the front is a good sized garden laid to lawn. raised beds, garden shed and parking area for a number of vehicles. Immediately opposite the entrance drive is a useful block built stable/utility/ workshop with concrete courtyard and garage with double timber doors. To the rear of the property is a shared courtyard garden.

The pasture paddock is private, fully fenced and extends to around 2.5 acres and is ideally situated within a very short walk/drive of the cottage. This land is accessed via a five bar gate leading to a hard-standing for vehicle parking, horse box etc. There are four stables, store, former pigsty and enclosed polytunnel. The land is currently utilised for the keeping of the vendors own horses and we understand that the land has been used for equestrian purposes for approx 17 years.

PROPERTY INFORMATION

Mains electricity and water
Private drainage (shared)
Oil fired central heating
Neighbouring property 'The Oaks' has right of way access across the driveway of Foxglove cottage
Grade II listed
Stone construction with slate roof





Approximate Area = 724 sq ft / 67.2 sq m
 Outbuilding = 1007 sq ft / 93.5 sq m
 Total = 1731 sq ft / 160.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1152599

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
(92-100) A	(85-95) B	(65-75) C	(45-55) D
(75-84) G	(55-64) F	(35-44) E	(15-24) G
(55-64) F	(35-44) E	(15-24) G	(15-24) G
(15-24) G	(15-24) G	(15-24) G	(15-24) G

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk