



Littlecott



# Littlecott

East Putford, Holsworthy, EX22 7UQ

A detached period residence with versatile accommodation set in a peaceful rural location.

- Detached
- House with income or dual occupancy
- Extensive parking
- Freehold
- Three Bedrooms
- Rural location
- Useful outbuildings
- Council tax band C

Offers In Excess Of £575,000

## SITUATION

East Putford is located in the unspoiled Devon countryside, approximately three miles from Bradworthy which has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, carpet and furnishing emporium, butchers, general store, car garage, church, pub (serving food), sports and community hall, vets, surgery with pharmacy and Bradworthy Primary Academy. The property is also within easy reach of the rugged North Devon coastline including Hartland and the historic village of Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. The Cornish border is also in close proximity with the town of Bude and the excellent sandy beaches of Widemouth bay and Sandymouth. The town of Bideford is around 12 miles away and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and 5 supermarkets.

## DESCRIPTION

Set in a peaceful and rural location, Littlecott is a detached period residence which has been beautifully renovated by the current owners and provides versatile accommodation set within private gardens together with extensive parking and useful outbuildings. The accommodation is currently being used as a main two-bedroom house with an impressive and cleverly designed, attached one-bedroom Airbnb which can alternatively be used as an annex or incorporated back into the house, providing additional accommodation.



## ACCOMMODATION

Open-fronted entrance porch which is a mixture of brick and oak comprising seats to either side and stable entrance door leading to the Living Room with stone fireplace and woodburning stove, original bread oven and slate hearth. The kitchen includes a ceramic tiled floor, a range of units, solid wood worktop with tiled splashback and Belfast sink, Electric double oven with extractor system over. Breakfast bar with seating. Bathroom consisting of WC, basin and bath with shower over. Utility Room with ceramic tiled floor, worktop with space and plumbing for washing machine and dishwasher below.

On the first floor there are two double bedrooms and a shower room with tiled floors and walls. Low level WC. Heated towel rail. hand wash basin with vanity drawers below. Shower enclosure with electric "Mira" shower. Airing cupboard with hot water tank and shelves below. Twin wash hand basins

A stunning open plan room with bi-fold doors to the front, and a fantastic vaulted ceiling. Fully fitted kitchen and living room area. Wonderful ground floor shower room which consists of a large walk-in shower cubicle, close-coupled WC and a double wash hand basin with vanity unit. Oak staircase with glass balustrade leading to a double bedroom. with Velux windows.

This is currently being run as a very successful holiday let but could be used as an annex or incorporated back into the house to make additional accommodation.

## OUTSIDE

The property is accessed via twin timber gates being fully fenced, providing a secure and private environment. The expansive gravel drive provides extensive off-road parking for numerous vehicles and also includes a double garage and workshop. Both with electrics connected.

The garden is to the front of the property and is of good size and includes a private decked area and space for hot tub. To the side is an enclosed side garden with a hot tub which is currently being used by paying guests.

## PROPERTY INFORMATION

Mains water and electricity.

Oil fired central heating.

Private drainage.

Stone construction with tiled roof.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with Vodaphone and O2. For further information please see the Ofcom website.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	20	
(1-20)	G		76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

