



1 Frys Cottage



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Yeo Vale, Bideford, Devon, EX39 5ER

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

Offered with NO CHAIN : A lovingly-maintained traditional Devon cottage, full of original features and character with good road connections and enjoying all that the Devon countryside has to offer.

- Unlisted traditional cottage
- Many original features
- Outbuildings & garden office
- Extensive parking and garages
- Solar panels
- 2 Bedrooms
- Potential to extend (STPP)
- Glorious far-reaching views
- Freehold
- Council Tax Band C

Guide Price £399,000

SITUATION

The house occupies an excellent semi-rural location, close to the sought-after villages of Parkham and Buckland Brewer and within a short drive to both the coast and country. The nearby traditional Devonshire village of Parkham has a local butcher, primary school, community hall, places of worship and a thriving village pub. 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, 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

1 Frys Cottage dates back to the 17th century and exudes all the character and charm of a traditional cottage with beautiful landscaped gardens. This unlisted, detached house enjoys an easily-maintained plot of around 0.37 acres set within glorious countryside with far-reaching views of the Yeo valley yet is only a short drive to the coast and Bideford. The house is of lime-pointed stone and part cob construction with Delabole rag slate sourced from a 250-year old Dartmoor barn. Window frames are of hardwood, with external sills of slate and interior sills of various hardwoods. The ground floor has solid oak flooring. Solar panels provide free hot water and generate additional income.

ACCOMMODATION

An entrance porch opens into the welcoming Kitchen/Dining Room with powder-blue enamelled cast iron Rayburn range. In keeping with the character of the cottage this room features an original Devon cloam oven combined with plenty of cupboard space, worktops, double sink, induction hob, oven and dishwasher. A door leads to the cosy Lounge with wood-burner, feature stone fireplace and large dual-aspect windows lighting the room. The south-facing Sun Room, flooded with natural light, affords a sunny second reception room boasting a feature stone wall. From here a useful Kitchen/Utility Room, equipped with sink, washing machine and induction hob serves the large Sun Deck from which to enjoy the garden. A wonderful space for summer entertaining.

Upstairs are two good-sized double bedrooms, both dual-aspect, and a bathroom with marble floor. All upstairs rooms enjoy glorious views of the valley and river below. There is also a handy tiled shower room on the ground floor, with sink and WC.

OUTSIDE

Set on a generous plot of around 0.37 acres, 1 Frys Cottage enjoys a beautiful, tiered and landscaped garden, mainly laid to lawn, giving a display of mature shrubs including spectacular hydrangeas, and affording impressive views of the neighbouring woodlands and countryside beyond. A useful garden office and outbuildings, plenty of off-road parking and two garages makes this lovely cottage a practical choice.

PROPERTY INFORMATION

Offered with NO CHAIN.

Oil fired central heating, night storage heating, solar-powered hot water system, unmetered mains water, private septic tank, with rainwater draining to soakaways and eventually to the river in the valley below.

According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal please see the Ofcom website.

Lapsed outline plans were passed for converting the area now used as sun deck into a double garage with a spacious living room above, adding 800 sq ft approximately.

An enlargement of the front porch and lounge was recently approved. (Torridge DC Ref 1/0621/2022/FUL). The garden office and outbuildings could be considered for conversion to holiday letting, subject to planning.

W3W reference: ///soaps.unlisted.crisper



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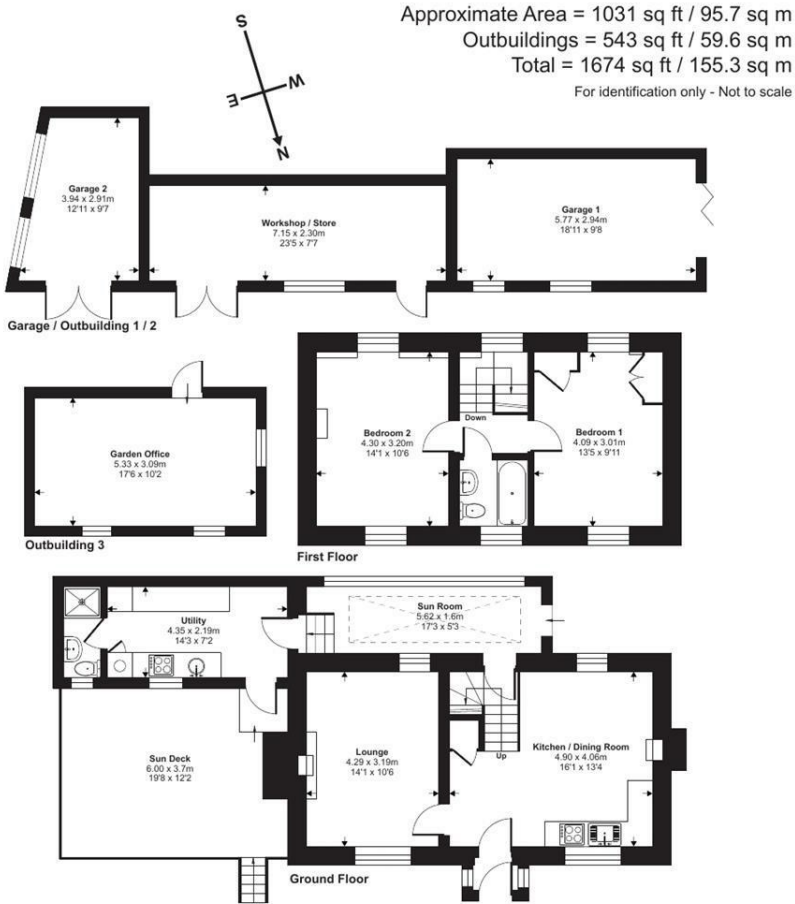


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030



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