



River Cottage



Holsworthy 9.3 miles – Bideford 11.8 miles
– Bude 14.1 miles

A charming semi-detached cottage set within a delightful rural setting.

- No Onward Chain
- Wealth of Character Features
- 2 Bedrooms
- Popular Rural Position
- Delightful Cottage Garden
- Off Road Parking
- Council Tax Bands: C
- Freehold

Guide Price £150,000



SITUATION

The property lies in a rural position at Putford Bridge in the village of West Putford. The historic village of Bradworthy is 3 miles away and offers a range of day to day amenities including a general store, Post Office, garage, primary school and The Bradworthy Inn. The market town of Holsworthy is 9.3 miles away with its Waitrose supermarket, doctors', dentists' and veterinary surgeries. To the north is the town of Bideford, with access to the A39 and the larger town of Barnstaple.

The former market town of Okehampton is some 26 miles to the south east, with a mainline railway station and access to the A30.

DESCRIPTION

A charming semi-detached 2 bedroom cottage, being marketed for the first time in over 30 years. The cottage is understood to be of part cob and stone construction with wooden windows and boasts a wealth of character features throughout.

ACCOMMODATION

A quaint semi-detached cottage of stone and cob construction, with wooden multi paned windows. The accommodation briefly comprises: front door leads into the entrance hall which in turn leads into the sitting room and kitchen. The sitting room enjoys a inglenook fireplace with a clome oven. The kitchen offers a range of base units, sink, space for a cooker and stairs rising to the first floor with storage under.

The first floor comprises a double bedroom, single bedroom and a bathroom offering a half-bath, WC and a wash hand basin.

OUTSIDE

To the side of the cottage there is a garden which is laid to lawn with a further useful stone outbuilding and parking.

SERVICES & ADDITIONAL INFORMATION

Mains electricity supplying the electric radiators. Mains water. Private drainage via a Septic Tank. Broadband available: Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

Flood Risk: The gov.uk flood-risk assessment identifies this property as Low to Very Low risk. Notwithstanding this classification, the property did experience some minor isolated flooding from the nearby river in 2025. Interested parties should undertake their own investigations. Additional information is available from Stags Launceston.

VIEWINGS

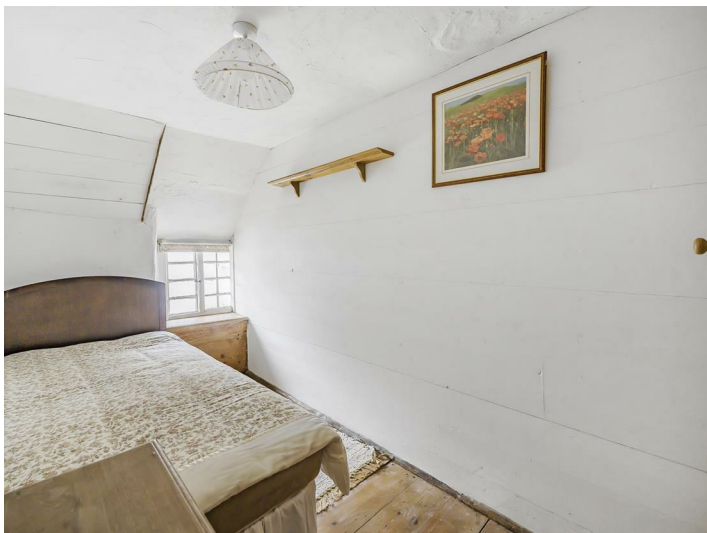
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

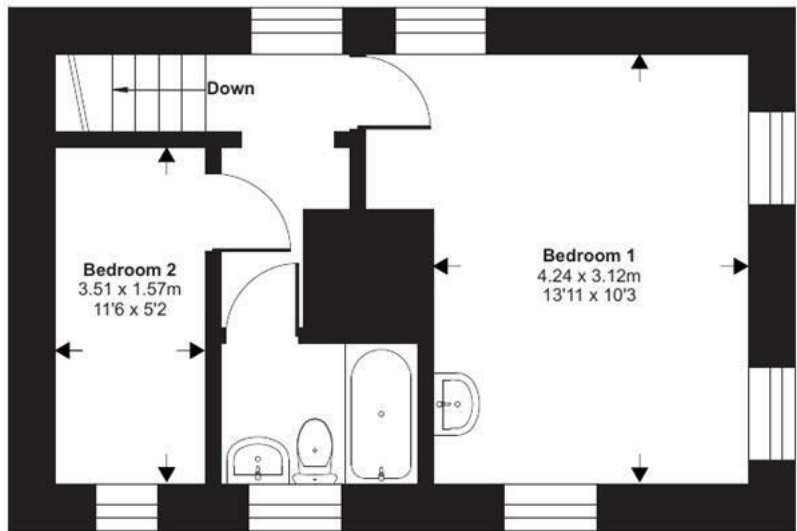
From Holsworthy take the A388 towards Bideford. Continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel on the A388. Upon reaching Venn Green take the left hand turning towards West Putford, continue on this road for 1.2 miles taking the left turning towards West Putford & Bradworthy, continue for another 1.5 miles and you will reach the hamlet of Colscott, continue through the hamlet in a northerly direction. After approximately 0.8 miles you will reach a crossroads, turn right and continue for a further 0.2 miles and you will see the cottage on your left.

What3words.com

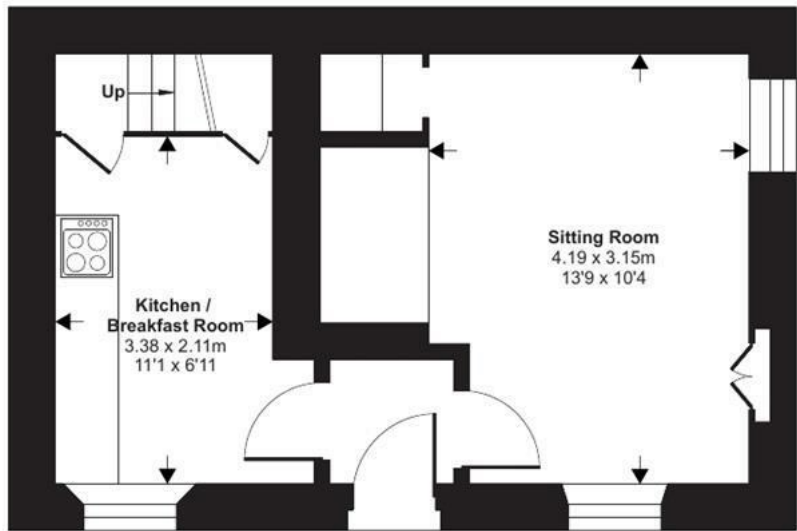
///triangles.fetching.hitters



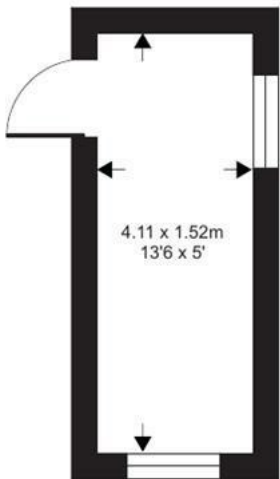
Approximate Area = 618 sq ft / 57.4 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 686 sq ft / 63.7 sq m
For identification only - Not to scale



First Floor



Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1118581

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G	15	
(1-30)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk