



Stone Cottage, Bridford, EX6 7JB

Guide Price: £395,000

Established

RENDELLS

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Stone Cottage,

Bridford, Teignbridge EX6 7JB

Guide Price £395,000

Stone Cottage is a rural home set on a sloped plot with stunning views across the Teign Valley and approximately 0.8 acres of grounds comprising a multi level garden & bank, wooded area, and a parking area with Nissen Hut. The property has plenty of potential to be a beautiful home, with multiple living areas, shower room and an upstairs with uninterrupted views of several miles.

Access to the main residence and the field is via a shared track leading from the Christow to Bridford Road, the home is to the right of the track and the land and parking area are to the left.

The sale of **Stone Cottage** presents a rare opportunity to acquire a unique rural home, offering the potential to put one's own stamp on a little slice of the beautiful and desirable Teign Valley, this is a great project to really get stuck into.

Situation:

The property sits between the picturesque villages of Bridford and Christow which across the two provide a Community Shop, several pubs, regular bus services, a taxi company, churches, village halls and recreational space, a multitude of footpaths, Doctors Surgery, Post Office drop in and a primary school. Beyond, the towns of Moretonhampstead (6.1 miles), Chagford (10.3 miles), Bovey Tracey (7.1 miles) and Newton Abbot (13 miles) are all within half an hour as is the City of Exeter (10.6 miles) providing further transport links including train stations with direct lines to London and Bristol and an airport as well as vital services including hospitals, secondary schools, leisure centres and business hubs. The property is on the Dartmoor National Park so opportunity for walking, riding and exploring is just beyond the doorstep.

Accommodation:

The property is accessed from the track to the rear of the property with steps down the right hand side, there is a level pad on the left on which sits the oil tank and sheds/storage area to the right. At the bottom of the steps the path turns to the left along the entire front of the property, past the front door and side door into the natural garden with it's own slope. At the front of the house steps lead down to the road through the hedge and down the bank.

Entrance hall – wooden and decorative stained glass stable front door.

Dining Room – wooden beam detailing with stone and tile recesses

Back Entrance hall – door into garden and step up into the shower/utility room.

Utility/Shower Room– walk in shower, washing machine fixtures and built in cupboards.

Kitchen – wood effect detailing and worktops

Living Room – including a shaft for the lift from Bedroom 3 (currently non functional), stone detailing and built in shelving

Upper Landing – wood paneled walls and twist design banisters

Bedroom 1 – with built in cupboards and sink unit (with tile splash back)

Bedroom 2 – accessed by a sliding glazed door

Hallway – has a built-in cupboard with sliding doors,

Bathroom – Beautiful views out over the Teign Valley.

Bedroom 3 – L shaped to allow for the wardrobe and lift shaft,

Walk in Wardrobe – built in shelving and rails





Outside:

Tool Shed & Boiler Room – this sits within the footprint of the house but with a separate entrance to the far left of the front of the house.

Shed – previously used for storage

Potting Area – lean to on the side of the Shed

Garden Shed – Wooden with windows located on a concrete pad.

Garden – There is a concrete path along the front of the property, with lawn between it and the hedge, the garden shed sits on a concrete pad just beyond the property near to the side door, there is a lawn area beyond the shed. Beyond this lies the septic tank.

Land – this is on the higher side of the track and is approximately 0.833 acres, it is steep with a combination of grass and trees including Oak, Ash, Silver Birtch, Sycamore and Leylandii.

Nissen Hut/Arc– slightly down the track in the generous car parking area , constructed of corrugated material.

General Remarks

Plan: the plan prepared from Promap indicates the full extent of the property for sale as outlined in red that includes Land Registry Title DN168496.

Services:

Water – the property has a mains water supply

Electricity – the property has a mains electricity supply

Foul water drainage - the property flows into either a septic tank or possibly a cess pit located in the garden

Heating – there are radiators are supplied by an oil fired boiler located in the tool shed.

Local and Planning Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX & Dartmoor National Trust, Parke, Bovey Tracey

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881. Estate agency@rendells.co.uk ref VG

Council Tax: E **Energy Performance Certificate:** F **Tenure:** Freehold

Title: The residential area including the House, Outbuildings and Garden area is unregistered—marked **RED** on the sales plan
The field is registered under title number DN168496—marked **PURPLE** on the sales plan

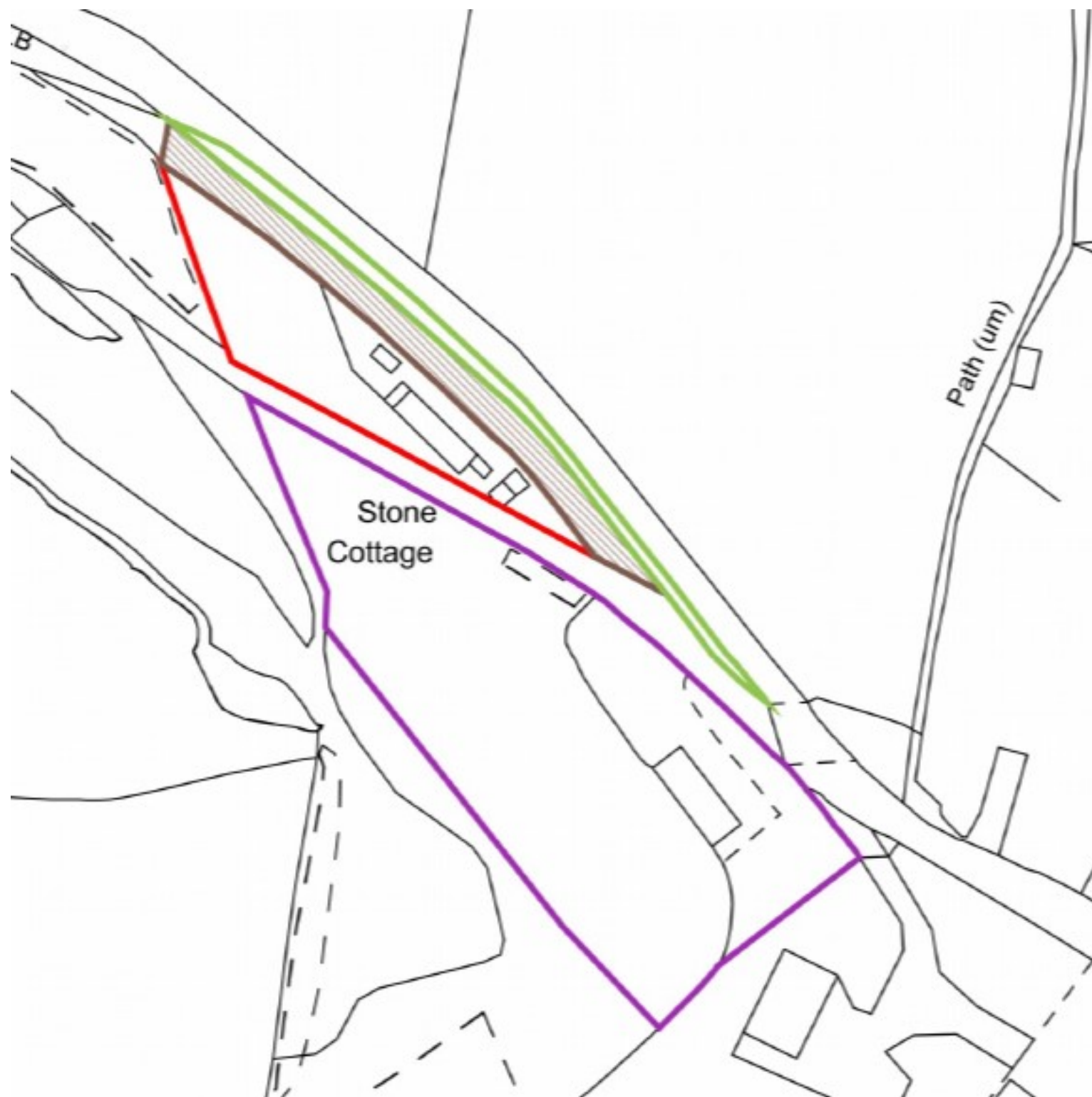
Directions: Please see the location plan and follow satnav to the postcode EX6 7JB but the driveway is a sharp turning coming from Bridford so best approached from Christow.

What3Words: ///amazed.frozen.obscuring

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

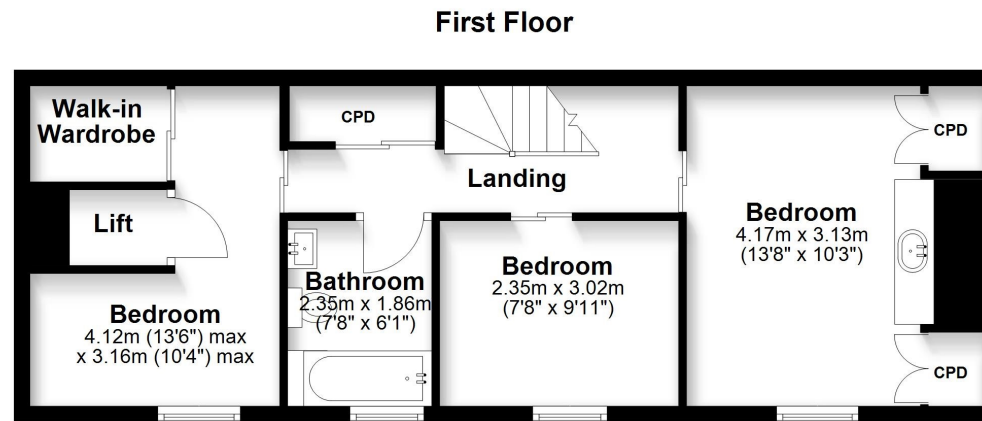
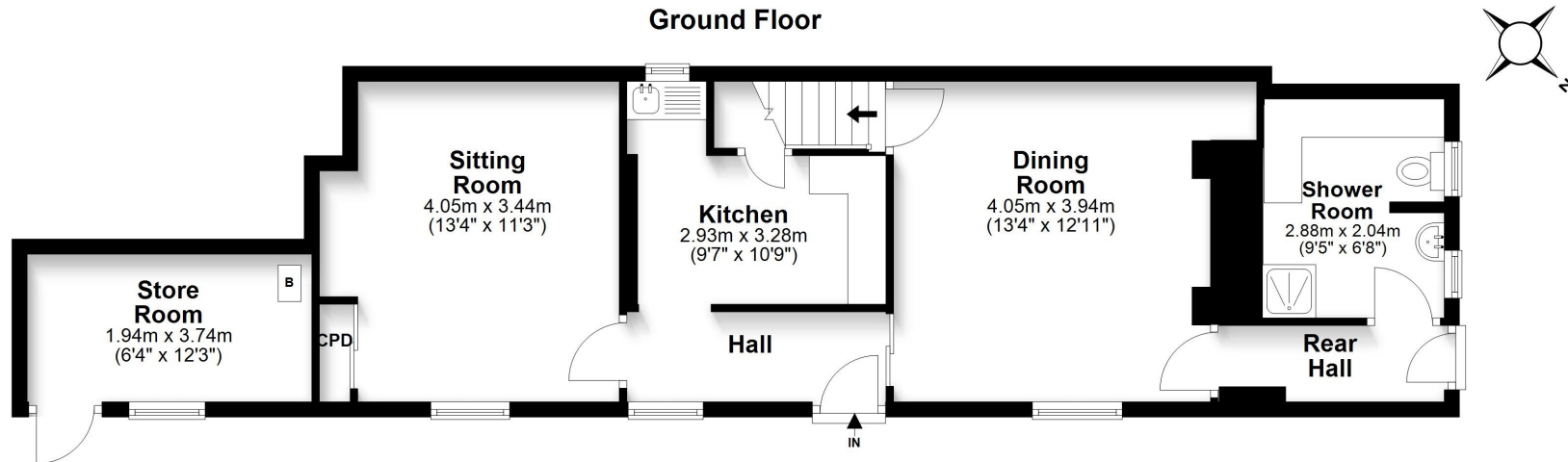












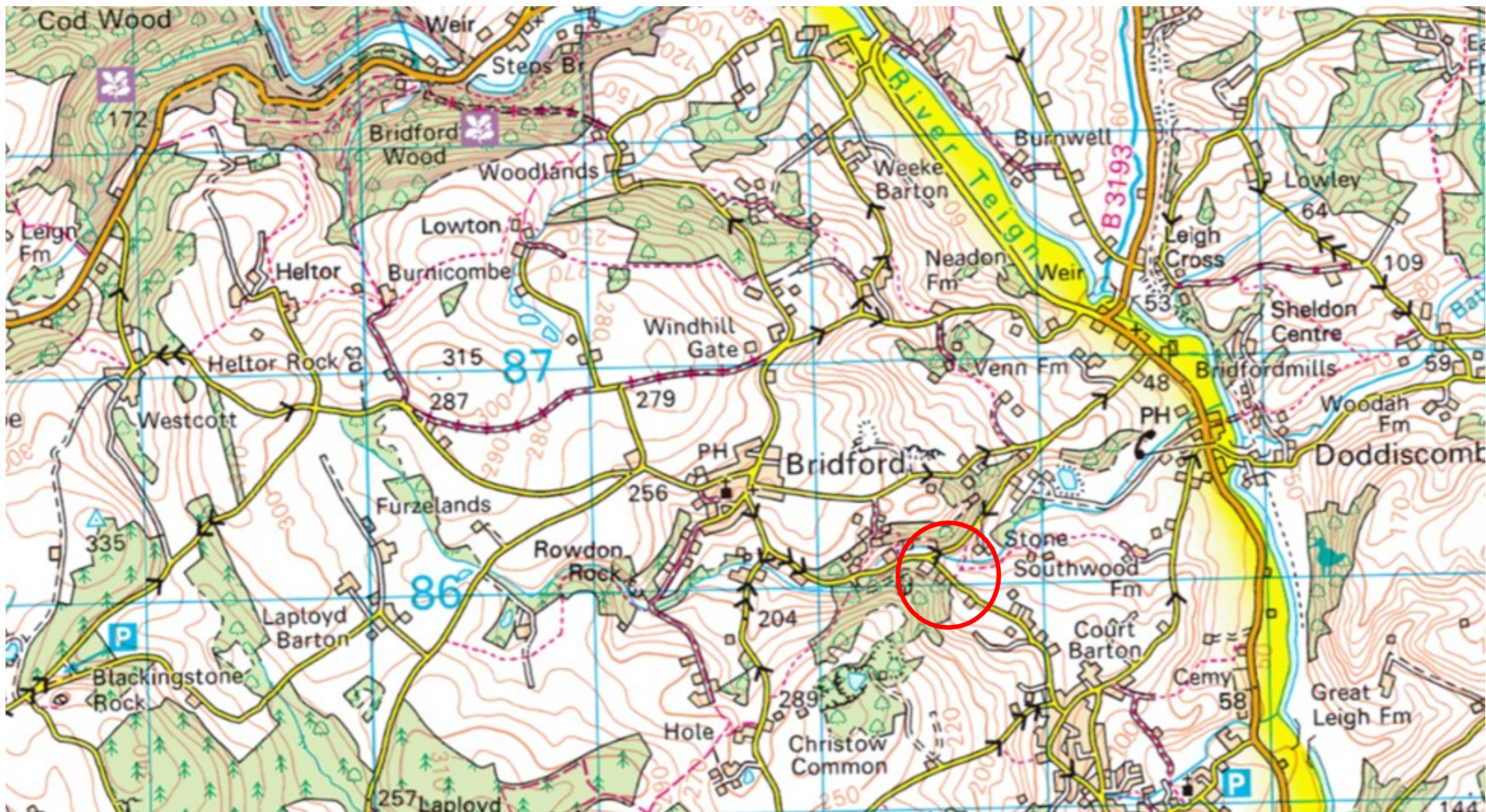
All measurements are approximate
Plan produced using PlanUp.

Stone Cottage, Bridford

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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

Location Plan:



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