Cranford Cottage & The Shippon

STAGS

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Cranford, Bideford, Devon, EX39 5QW

Woolsery 1 Mile, Bucks Mills/North Devon Coast 2 Miles, Bideford 8.5 Miles, Barnstaple 17.5 Miles

A beautifully presented 3 bedroom cottage, with holiday cottage, annexe and pretty, walled gardens.

- Spacious Cottage
- Impressive Living Space with Mezzanine Level
- Three Bedrooms in Main House
- Pretty Gardens
- Council Tax Band 'D'
- Separate Holiday Cottage
- One Bedroom Annexe & Potential to Extend
- Garaging & Separate Workshop
- Pole Barn / Tractor Shed
- Freehold

Guide Price £725,000

Situation

Cranford Cottage & The Shippon are located in Cranford, close by to the traditional and popular village of Woolsery (Woolfardisworthy) which has an excellent range of amenities including a thriving primary school, local farm shop/Post Office, garage, church, sports and community hall, Award-winning gastro pub/ restaurant "The Farmer's Arms" and fish and chip shop. Bradworthy which is around 7 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, thatched public house & 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. 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 8.5 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.

Description

Cranford Cottage is a pretty and spacious cottage, offering flowing, bright and contemporary accommodation in a traditional setting. The property is entered through two wooden gates that open into an extremely private, walled courtyard garden. The main house is complimented by; 'The Shippon', currently a popular and successful holiday let, the 'annexe', offering additional accommodation to the main house and a variety of useful buildings, the well-tended and manageable, walled gardens offer privacy and a very 'useable' space. The property, both inside and out is presented to an excellent standard.

Accommodation

The front door opens into the open HALLWAY with slate flagstone floor, space for hanging coats and staircase leading up. The KITCHEN, with slate flagstone floor, benefits from a double aspect and is fitted with a range of fashionable, light blue units, with solid wooden worktop over & matching wall units, peninsula island/breakfast bar, appliances include; built in dishwasher, wine fridge, Belfast sink and electric Esse range cooker, set within an inglenook fireplace. The double aspect DINING ROOM effortlessly accommodates a family dining table and a sofa, with inglenook fireplace with wood burning fire. The incredibly impressive, double aspect LIVING ROOM offers a fantastic space for entertaining, with mezzanine level, vaulted ceiling with Velux windows and door to the courtyard/gardens. SHOWER ROOM situated behind a 'hidden' door, comprising; shower, basin and WC. A spiral staircase leads to the open aspect MEZZANINE, currently used as a study. The ground floor has separately zoned underfloor heating throughout.

The staircase leads up to 3 spacious bedrooms, all with vaulted ceilings and the family bathroom. The MASTER BEDROOM with pretty, feature stone wall, vaulted ceiling and fitted wardrobe. BEDROOM 2 is a double room. BEDROOM 3 is a single room. The opulent FAMILY BATHROOM is fitted with a chic, 4-piece white suite, comprising; roll-top bath, basin/vanity unit beneath, shower, WC and heated towel rail.

The Shippon

A highly popular holiday let is entered through glazed double doors leading into the open-plan living space focused around a wood bunning fire. The kitchen is fitted with cream units, with fitted appliances, wooden worktop over and peninsula island/breakfast bar with seating. The DOUBLE BEDROOM has fitted wardrobe/storage and door to the opulent BATHROOM with 4-piece suite, comprising; free-standing rolltop bath, basin, shower, WC and heated towel rail.

Annexe & Buildings

Attached to the left of The Shippon is a 1 bedroom 'annexe', with door opening in to a compact kitchen, currently a utility area for the main house, door to shower room, comprising; shower, basin & WC, and door to large double bedroom, with fitted storage, which includes an airing cupboard with 300l stainless steel hot water tank. The annexe offers potential to be incorporated into The Shippon, if desired. On the left side of the cottage is a secure garage/workshop and a large, tall pole-barn/tractor shed, a versatile open-barn offering shelter/storage large vehicles. Stone built shippen, currently used as a carport.

The Gardens

The secure, level, walled gardens offer seclusion and privacy and have been appointed with ease of maintenance in mind, predominantly laid to lawn, dotted with mature trees and planted borders. A large raised deck/sun terrace offers the perfect place for entertaining. Behind the house is a further private garden, currently offered for use by the guests of The Shippon, laid to lawn, with mature planted borders, seating area and well.

Services & Additional Information

Services: Mains water, mains electricity and private drainage. Oil-fired boiler, providing central heating/water. PV solar array.
Broadband: 'Standard' and 'Ultrafast' broadband is available (Ofcom). Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 5QW (not to be relied upon)
What3Words: ///bitter.flight.remark
If approaching from the east, after passing over the Torridge Bridge, continue straight over the Haywood Roundabout, continue on the Atlantic Highway (A39), for approx. 7.5 miles, and turn left, signed 'Woolfardisworthy (Woolsery)'. Follow this road for approx 0.9 miles, and Cranford Cottage will be found on your left.

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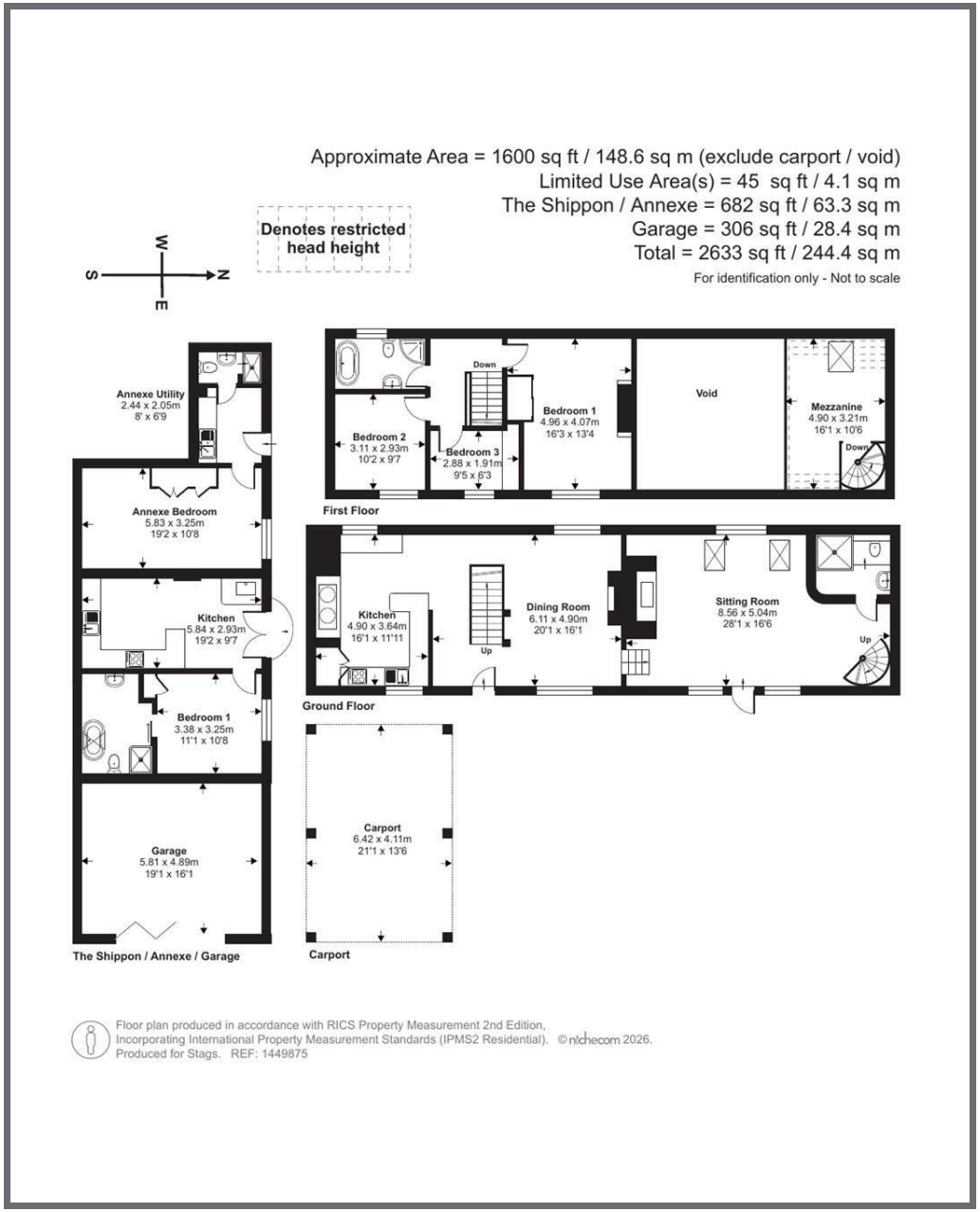

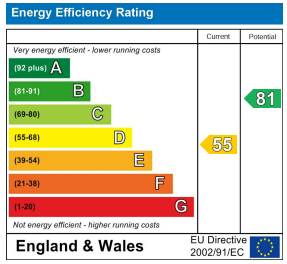

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