



Shoemakers and River Cottage



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West Putford, Holsworthy, Devon, EX22 7UF

Holsworthy 9.3 miles – Bideford 11.8 miles – Bude 14.1 miles

A charming pair of character cottages in a delightful rural setting.

- No Onward Chain
- 3 Bedroom Semi-Detached Thatched Cottage
- Popular Rural Position
- Stone Outbuildings
- Freehold
- Wealth of Character Features
- 2 Bedroom Semi-Detached Cottage
- Two Delightful Cottage Gardens
- Off Road Parking
- Council Tax Bands: D & C

Guide Price £399,950

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 pair of cottages, being marketed for the first time in over 30 years and offering an excellent opportunity for those looking for a property with income potential or families looking for dual accommodation. The cottages are part cob and stone construction with wooden windows and boast a wealth of character features throughout, with each cottage enjoying its own area of garden.

SHOEMAKERS

A delightful thatched, semi-detached cottage of stone and cob construction, with wooden multi paned windows. The accommodation briefly comprises: front door leads into the dining room with a beamed ceiling, stairs rising to the first floor and access into the sitting room and kitchen. The dual aspect sitting room with a beamed ceiling offers a window seat and a most impressive inglenook fireplace with a dome oven. The spacious kitchen comprises a range of base units, sink, space for appliances, inglenook fireplace with a dome oven, tiled flooring, an aspect to the front and steps to the rear hall with built in storage and access to the rear garden, bathroom, utility/boiler room and a study/snug.

The first floor comprises 3 double bedrooms each with an abundance of character.



RIVER COTTAGE

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 rear of the property you will find a generous garden which is predominately laid to lawn with a patio terrace and array of mature trees, shrubs and plants. The garden also offers a stone outbuilding providing useful storage. To the side of the property is a gated driveway with parking for 2 cars.

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

SERVICES & ADDITIONAL INFORMATION

Mains electricity and water. Oil fired central heating in Shoemakers and Electric radiators in River Cottage. Private drainage via a Septic Tank at each property. 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 two cottages on your left.

What3words.com

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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

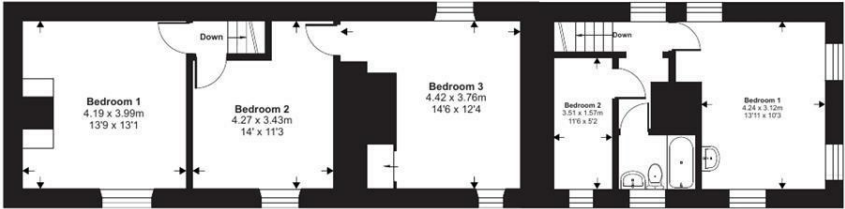
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Approximate Area = 1997 sq ft / 185.5 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 2098 sq ft / 194.8 sq m
For identification only - Not to scale



First Floor



Ground Floor



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1118576



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