



## Pettles Brake, Cranford, Bideford, EX39 5QW

Offers Over £350,000

- VIDEO TOUR NOW ONLINE
- Modern, Well Equipped Kitchen
- Tastefully Renovated By The Current Owners
- Lifestyle Property
- Off-Road Parking For Multiple Vehicles
- Sought After Village Location
- Private Rear Garden
- High Specification Throughout
- Downstairs Shower Room
- NO CHAIN!

# Pettles Brake

Welcome to Pettles Brake, this is not your everyday semi-detached three bedroom home. Meticulously renovated by the current owners, no expense has been spared, showcasing the highest of specifications throughout while still boasting an array of its original character features. From the contemporary well equipped kitchen, cosy lounge and light and airy dining area, the finish that the current owners have been able to achieve is truly special. The property also offers a very private rear garden and off-road parking for multiple vehicles, all while being just a stones throw from the village of Woolsery and its amenities. Pettles Brake is sure to appeal to those seeking a modern family home with character, countryside retreat or sound buy to let investment. Also being offered with NO ONWARD CHAIN!



Council Tax Band: C



## Ground Floor

### Porch

14'3" x 6'4"

Welcoming you into the home, the porch offers ample space for coats and shoes.

### Kitchen

17'7" x 15'9"

The kitchen offers a unique and well equipped set up with the majority of appliances integrated into the centre island including a built in dishwasher, microwave and sink with drainer. There are also a range of hand level units and a large 6 ring hob and oven. The kitchen also benefits from a seating/breakfast area, cosy log burner and provides access into the lounge and dining room.

### Lounge

12'0" x 11'9"

The lounge offers a cosy escape with a large wood store for the log burner and windows flooding the room with natural light.

### Dining Room/Reception

27'2" x 13'8" narr to 7'4"

The dining room can be found leading off of from the kitchen and showcases a glass frontage with window seats overlooking the rear garden, there is ample space for a large dining table and chairs with access into the downstairs shower room/utility. The dining room also offers a delightful feature of an original Well situated at the back of the room which could be made into a charming feature.

### Shower Room/Reception

11'7" x 3'11"

A modern three piece suite comprising a corner shower cubicle, low level WC and hand wash basin with an illuminated mirror and heated towel rail. The room also houses white goods such a washing machine and tumble dryer, with additional shelf storage and worktop space.

## First Floor

### Bedroom One

9'11" x 9'11"

A good sized double bedroom found at the front of the property with built-in wardrobes.

### Bedroom Two

9'10",45'11" x 9'10"

A further good sized double room

### Bedroom Three

12'0" x 7'2"

A double bedroom with office space and window overlooking the rear garden.

### Bathroom

11'9" x 7'1"

A modern four piece suite comprising a shower cubicle with blue tile surround, bath, low level WC and his and hers sinks with a large illuminated mirror above.

### Outside

To the front of the property is a newly laid driveway with ample parking for multiple vehicles. To the rear is a private garden mostly laid with lawn and bordered with a wooden fence, there is also a patio area ideal for al fresco dining and a wooden shed for additional storage.

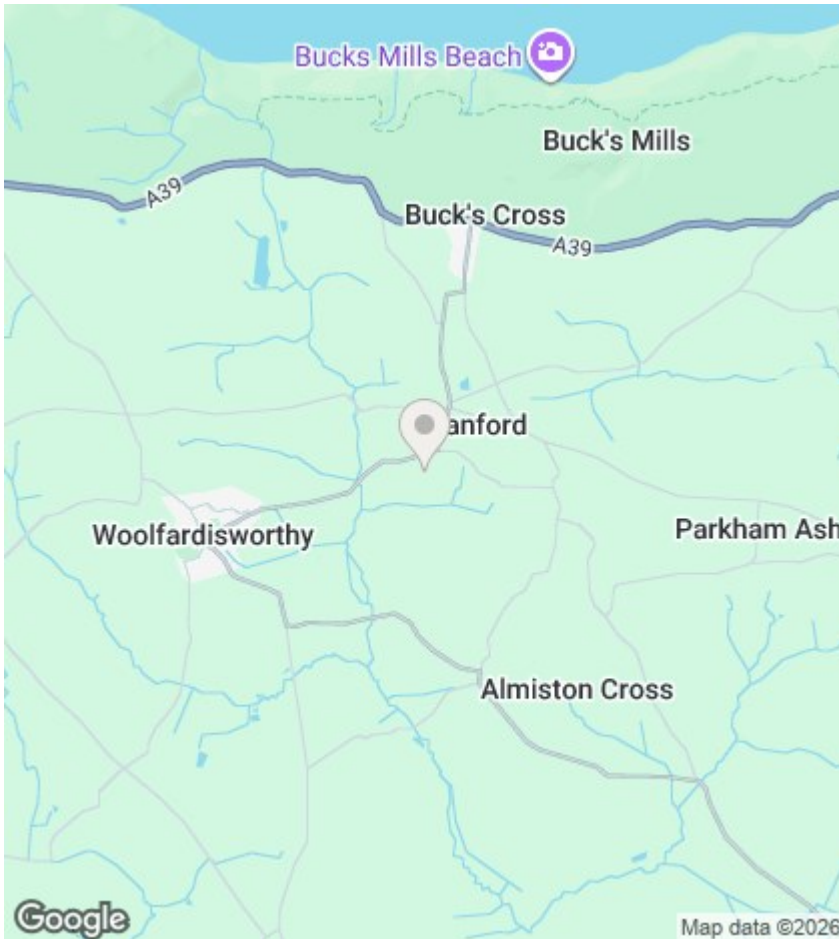
### Services

The property benefits from oil fired central heating with a mains water connection and shared private drainage which has been emptied every year. There is also a new smart electric meter installed in 2024 in addition to smart home heating upstairs and downstairs with ultra fast fiber broadband with Airband.

### Agents notes

Some furniture will be available via separate negotiation, please contact Morris and Bott on 01237 459998 for further information.





## Directions

From Bideford take the A39 towards Bude, pass through Fairy Cross and the Horns Cross, on approaching Bucks Cross take the left hand turning signposted Woolfardisworthy (Woolsery). Follow the road around to the right continuing towards Woolsery. After approximately 1 mile, the property will be found on the left hand side just before the right hand bend.

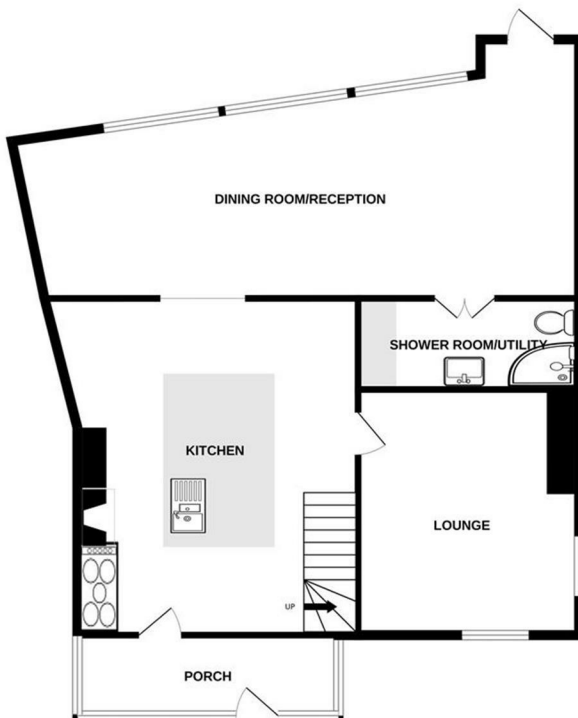
## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any