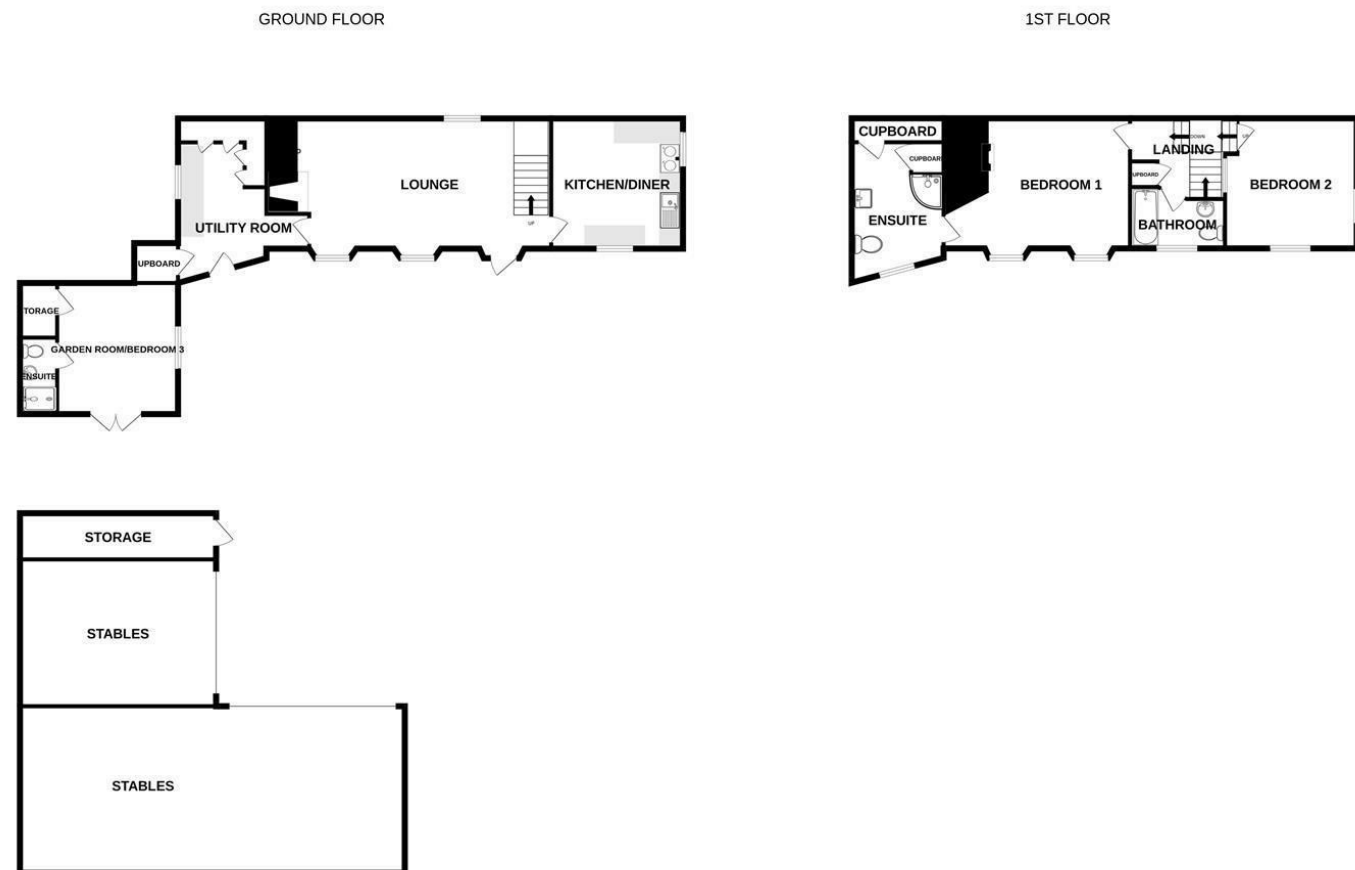




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rice Cottage

Alverdiscott, Webbery, Bideford, Devon EX39 4PU

Asking Price

£599,749

- Recently Fitted Thatched Roof
- Grade II Listed
- 2/3 Double Bedrooms
- 1.4 Acres
- Private Stables
- Garden Room With Ensuite
- Small Holding Opportunity
- Charming Cottage
- Established Cider Apple Orchard

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or email bideford@phillipsland.com

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Phillips Smith & Dunn are delighted to bring to market this stunning Grade II listed 2/3 bedroom thatched cottage. Accessed via a sweeping driveway, Rice Cottage sits within 1.4 acres and benefits from the addition of private stables and a large detached garden room. The property offers the potential purchaser a unique opportunity to acquire a fine example of a traditional Devon thatched cottage within a small holding. Whilst the property benefits from being nestled in the luscious countryside it is only around 1 mile to the nearest bus stop, and then approximately 1 mile the other way is Heddons Farm shop which is a local family farming business selling all local produce right on your doorstep. Just three miles heading towards Bideford is Tesco supermarket for all your amenities . The property is ideal for those seeking "The Good Life" but not too far off the beaten track.

Services

Oil fired central heating, septic tank shared with the neighbouring property, mains electric.

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



Room list:

Ground Floor

Lounge
4.92 x 3.52 (16'2" x 11'7")

Kitchen/Diner
4.41 x 2.97 (14'6" x 9'9")

Utility
2.94 x 2.35 (9'8" x 7'9")

First Floor

Bedroom Two
4.29 x 3.03 (14'1" x 9'11")

Bathroom
2.47 x 1.64 (8'1" x 5'5")

Bedroom One
4.08 x 3.18 (13'5" x 10'5")

Ensuite
3.54 x 1.97 (11'7" x 6'6")

Outside/Land

Garden Room

Services

