

TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

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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Directions

From Bideford depart in a westerly direction as out of the town, towards Torrington. At Landcross, turn right signed Buckland Brewer and Parkham. Follow this road (do not turn off) until you reach a crossroads at Powlers Piece, where proceed straight across. Take the next turning on your left (unsigned) following the country road to Churston Cross where turn left. Follow this road descending a hill to the bottom of the valley, where at Putford Bridge bear right, where shortly thereafter Stockbridge is located on your left hand side, easily identifiable.

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Detached Period Country House

Stockbridge, East Putford, Holsworthy EX22 7UQ

Guide Price

£529,000

- Detached Double Fronted Period Country House
- 4/5 Bedrooms
- Circa 0.6 acres
- PVC Double Glazing
- Garage and Parking
- Various Outbuildings
- Oil Fired Radiator Central Heating
- Delightful Mature Gardens
- Must Be Viewed!

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Stockbridge is a traditional detached country house, with a wealth of charm and character, located within mature grounds extending to circa 0.6 acre. Pleasantly set within North Devons undulating patchwork countryside, Stockbridge has accommodation on 2 storeys, which benefits from PVC double glazing and oil fired radiator central heating, along with a number of character features as pictured. Phillips Smith and Dunn as selling agents are delighted to be able to offer this property to the market, which they think is ideally suited to provide a most comfortable family residence, with the additional ability to accommodate an elderly relative if so required, or deriving an income through the letting of the 'annexe' accommodation - an early viewing appointment is advised to avoid disappointment!

Briefly the accommodation provides an entrance porch, along with a warm and welcoming entrance hall housing the staircase to the upper floor, a superb sitting room with a feature fireplace with a log burning stove and a beamed ceiling, a fitted kitchen with ample storage and appliance space, which then leads to the conservatory, of a good size and overlooking the extensive gardens. There is a well equipped ground floor bathroom, and a ground floor double bedroom with an en-suite shower room, adjacent to which is a dual aspect sitting room with its own external access. To the first floor are 4 bedrooms, each with storage, with the main bedroom overlooking the gardens and grounds. On this floor there is a well equipped shower room.

Putford is a rural hamlet, set affording easy access into the nearby bustling self contained village of Bradworthy (approximately 3 miles drive away), which houses an excellent range of local amenities including various shops, post office, medical facilities and much more. The North Devon towns of Holsworthy, Torrington and Bideford are all approximately 20 minutes driving distance away, whilst the North Cornish coastal town of Bude, with its sandy beach, is approximately 30 minutes driving distance. Barnstaple, North Devon's Regional Centre housing the areas main shopping, business and commercial venues, is approximately 30 - 40 minutes driving distance, where the North Devon Link Road/A361 connects through to the M5 motorway (J27) at Tiverton.

Services
Mains Electric and Water. Private Drainage.

Council Tax band
D

EPC Rating - TBA
D

Tenure
Freehold

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





Outside

Stockbridge is set within mature gardens and grounds of circa 0.6 acre, which afford a high degree of privacy, through which meanders a small stream. There is a parking facility for a number of vehicles leading to a SINGLE GARAGE approximately 18'7" x 10'3" with a roller door, power and lighting and an eaves storage area. Beyond this is a LOG STORE, a GAMES ROOM 17' x 10'5", and a further STORE 15'10" x 7'7". The mature grounds are mainly lawned with a number of well established trees, which slopes up to an area part enclosed by post and rail fencing, and housing a timber field shelter. A wooden bridge crosses a small stream winding through the grounds, to a further sheltered and private productive garden area housing a fruit cage, a polytunnel, 2 aluminium framed greenhouses, and a timber garden store. There are also some productive fruit trees in this area.

AGENTS NOTE - Part of the accommodation on the ground floor (the ground floor double bedroom and en-suite facilities, along with the lounge which also has a small kitchenette and its own external access) has been utilised for AirBnB letting purposes providing a useful income. Further details are available upon application to the selling agents.

Room list:

Entrance Porch and Hall

Sitting Room
4.57m x 3.73m (15' x 12'3")

Kitchen
4.32m x 3.15m (14'2" x 10'4")

Conservatory
4.27m x 3.66m (14' x 12'")

Ground Floor Bedroom
3.20m x 3.00m (10'6" x 9'10")

En-suite Shower Room

Lounge
3.05m x 2.87m (10' x 9'5")

Ground Floor Bathroom

Bedroom 1
3.96m minimum x 2.57m (13' minimum x 8'5")

Bedroom 2
3.66m x 3.20m (12'" x 10'6")

Bedroom 3
3.00m x 2.69m (9'10" x 8'10")

Bedroom 4
2.79m x 2.51m (9'2" x 8'3")

Shower Room

