STAGS

Anchorfield

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Haytown, Putford, Holsworthy, EX22 7UW

Holsworthy 8.5 Miles, Torrington 9.8 Miles, Bideford 12.7 Miles.
Westward Ho! beach 12 miles.

A charming detached cottage with lovely gardens and surrounded by open countryside.

- 3 Bedrooms
- 3 Reception rooms
- Large gardens
- Garaging and off-road parking
- Workshop
- Quiet rural village
- Freehold
- Council tax band D

Guide Price £425,000

SITUATION

Haytown is a small and unspoiled village nestled in beautiful countryside, with easy access to the towns of Holsworthy (8.5 miles) and Great Torrington (9.8 miles) , as well as Bideford (12.7 miles) and the A39 which gives access to the stunning North Devon and Cornish coastline.

The thriving market town of Holsworthy includes a Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. Torrington offers a more extensive range of local amenities which include the highly regarded Plough Arts Centre, supermarkets, butchers, post office, banks and schooling for all ages. Leisure facilities in the town include a theatre/cinema, swimming pool, sports hall, golf course and parks. On the outskirts of Torrington is RHS Rosemoor. The port and market town of Bideford sits on the banks of the River Torridge offering a range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and five supermarkets.

The nearest sandy beach is Westward Ho! which is around 12 miles away is the renowned for its blue-flag three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, there is an excellent range of amenities including pubs, cafes, two small supermarkets and diverse range of places to eat including popular Italian, Thai and Moroccan restaurants. The South West Coast Path, which affords walks with stunning vistas of the rugged North Devon coastline is also within easy reach.

DESCRIPTION
A charming and interesting detached cottage set within gardens of 0.312 acres and includes greenhouse, workshop, two garden sheds, two garages and off road parking. The property offers three bedrooms and three reception rooms including the wonderful first floor living room which boasts floor to wall windows with views of the garden and surrounding countryside. Located in an unspoilt countryside village and within about a 25 minute drive of Bideford, Holsworthy and Great Torrington.

ACCOMMODATION
Entrance porch with space for coats, boots etc, tiled flooring, storage shelves and door into the hallway which gives access to the two reception rooms and the kitchen. The living room is a light and spacious room with double glazed sash window to the front, tiled flooring and Morso Squirrel woodburning stove with lined chimney. The dining room/office includes tiled flooring, double glazed sash window to the front and access to the utility room with WC. The kitchen includes a range of units, stainless steel sink, space for white goods, Stanley oil fired range cooker (also used for heating), AEG gas hob, space for breakfast table and door leading to the garden.

Upstairs are three bedrooms, bathroom and possibly the most impressive room of the house which is the superb living room with exposed beams and floor to wall windows overlooking the garden with a door leading out to a raised decked area. A very versatile room which could be used as an additional reception room, study or bedroom. The bathroom includes Low level WC. Pedestal hand wash basin. Bath with tiled splash backing. Tiled shower cubicle and cupboard with hot water tank.

OUTSIDE
The property is surrounded by its own gardens which includes a large area for potential vegetable garden with log store and access to the parking and garages, large areas of lawn, greenhouse, two garden sheds and a purpose-built workshop. All backing onto unspoilt countryside.

SERVICES
Mains electricity and water. Oil fired central heating. Share private drainage. According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

What3words
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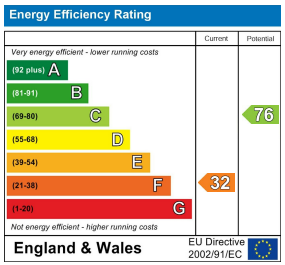

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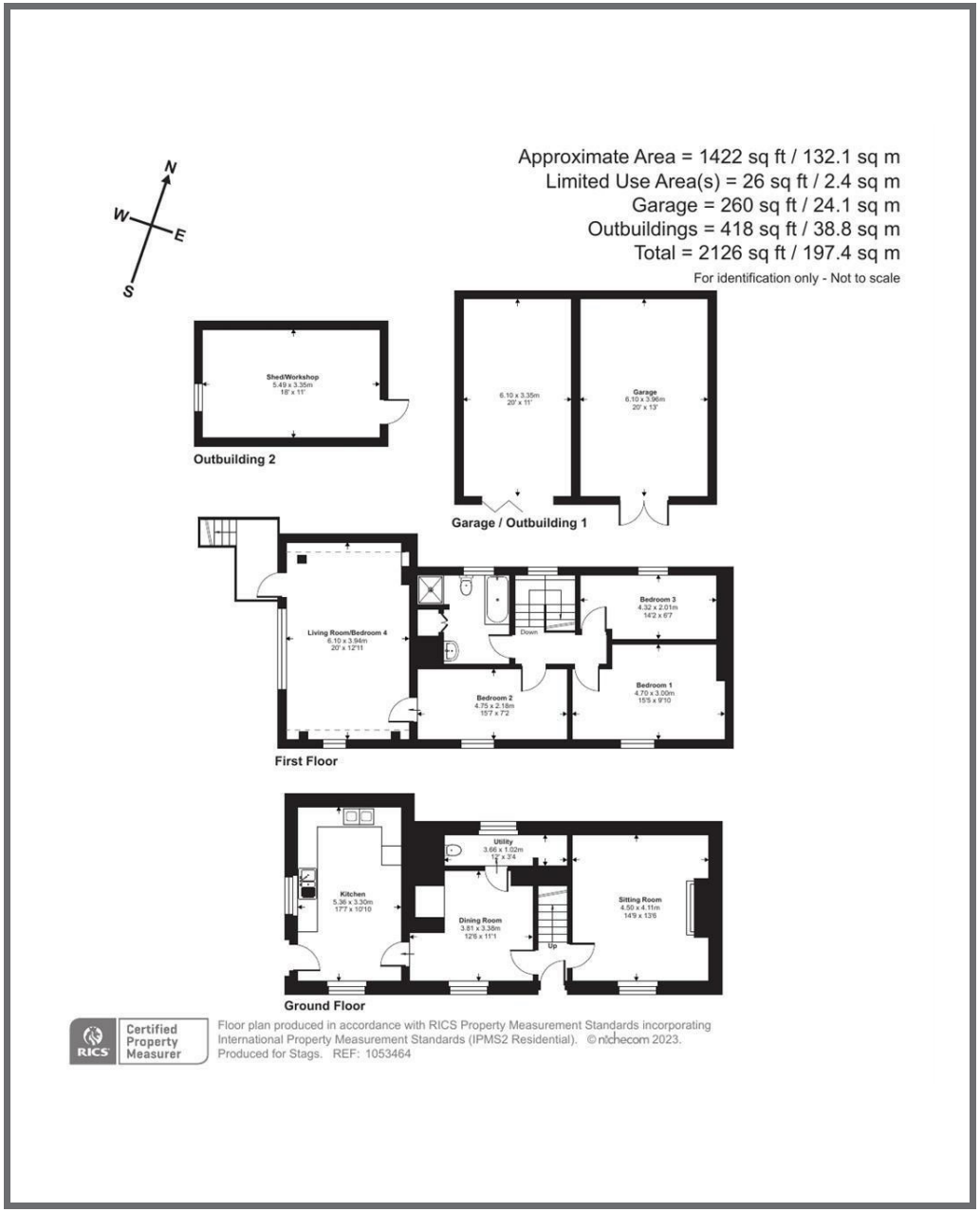
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