

Raleigh House

Raleigh House

East Putford, Holsworthy, Devon, EX22 7UG

Bradworthy 3.5 miles, Torrington 10.7 miles, Bideford 11 miles, Barnstaple 19.5 miles.

Sympathetically-restored 4-Bed Detached Grade II Farmhouse in the heart of rural North Devon

- 4 Bedroom farmhouse
- Countryside views
- Freehold
- Peaceful and rural setting
- No onward chain
- Council tax band F

Guide Price £750,000







Situation

East Putford is a friendly and supportive community with plenty of local activities. It is located in the unspoiled Devon countryside, approximately three miles from Bradworthy which has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, carpet and furnishing emporium, butchers, general store, car garage, church, pub (serving food). sports and community hall, vets, surgery with pharmacy and Bradworthy Primary Academy. The property is also within easy reach of the rugged North Devon coastline including Hartland and the historic village of Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. The Cornish border is less than 10 miles away with the town of Bude and the excellent sandy beaches of Widemouth bay and Sandymouth. The town of Bideford is around 12 miles away and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and 5 supermarkets.

Description

Raleigh House is a four-bedroom historic Grade II listed period farmhouse set within attractive gardens in an idyllic and peaceful rural location. The plot amounts to approximately 1.68acres. The stunning 16th century farmhouse has undergone substantial restoration in recent years and has been thoughtfully and methodically rebuilt, resulting in an excellent and classic period house with stylish accommodation spread over two storeys and enjoying wonderful unspoilt countryside views. The flexible accommodation in brief comprises, large entrance hall with flagstone flooring, sitting room with oak flooring and wood burner, wooden framed conservatory with access to the garden and fine countryside views, dining room with flagstone flooring and inglenook fireplace with wood burner, living room/snug with inglenook fireplace and wood burner, kitchen/breakfast room with a range of farmhouse-style wooden units, oak worktops, Belfast sink, electric AGA and walk-in pantry with slate shelving, rear porch, utility room and cloakroom with wc. All downstairs rooms except the kitchen benefit from underfloor heating. On the first floor are 4 impressive double bedrooms with exposed beams enjoying some wonderful unspoilt views. The family bathroom includes freestanding bath, WC, sink and shower enclosure.

Outside

To the front of the Raleigh House is ample parking and detached carport and garage with electric car charging point. The gardens to the house include a sweeping lawn with pond and an assortment of fruit trees. To the front is an enclosed garden with space for seating, gravelled paths and fine views. A short walk from the house is a tremendous enclosed vegetable garden with raised beds, fruit cages, oak-framed greenhouse, garden sheds and chicken coop. There is also a wood store barn and workshop with space for ride-on mower etc.

Services & Additional Information

Grade II listed. Farmhouse. Stone and Cob construction with slate roof. Mains water and electricity, Private drainage. Biomass heating. Solar panels. No onward chain. 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.

PLEASE NOTE: Also available by separate negotiation : Raleigh Barn (2-bed detached listed cottage) and Raleigh Cottage and Lodge (1-bed detached listed thatched cottage and luxury Lodge with land). See separate listings for more information.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX22 7UG (Not to be relied upon)
What3words: ///florists.smile.tried



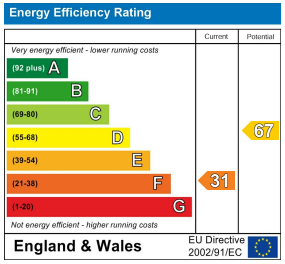




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

