



## Rowan Cottage Slade, Bideford, Devon, EX39 3LZ

O.I.R.O £325,000

- Council Tax Band A
- Two Double Bedrooms
- Built In Appliances
- Enclosed Rear Garden
- Beautifully Presented
- Sought After Location
- Character Features
- Open Plan Kitchen/Dining
- Conservatory
- No Ongoing Chain

# Rowan Cottage Slade, Bideford EX39 3LZ

**\*Unexpectedly Re-available\*** Morris and Bott are delighted to offer this beautifully presented two double bedroom Barn Conversion, occupying a favourable position on the edge of town. Boasting well-planned accommodation and presented immaculately throughout, the property offers a wealth of attractive character features, perfectly complimented by stylish modern fittings. Ideal for those seeking a stunning characterful home, within easy reach of town or an attractive holiday retreat, this charming property will appeal to the discerning purchaser.



Council Tax Band: A



### **Entrance Hall**

This inviting space welcomes you into the home and provides useful storage.

### **Kitchen/Diner**

19'5" x 16'11"

Flooded with a wealth of natural light, the kitchen is extremely well-fitted with a range of glass worktops comprising a stainless steel 1 and 1/2 bowl sink and drainer unit with drawers and cupboards below, built-in oven and hob with extractor over. Additional built-in appliances including fridge/freezer, washing machine and wine cooler, central island with glass worktops and cupboards below, perfectly finished with LED lighting. Benefitting from stylish timber flooring and ample dining space opening to the garden.

### **Lounge**

14'5" x 12'5"

A comfortable reception room boasting an attractive fireplace with exposed brick detail and slate hearth housing the wood-burning stove. Double doors lead into the conservatory.

### **Conservatory**

13'9" x 9'8"

A superb additional reception area with slate tiled floor, which enjoys an outlook over the delightful rear garden.

### **First Floor**

Landing offering a thoughtfully crafted snug area ideal as a space to relax and unwind or home office.

### **Bedroom One**

13'1" x 12'1"

A good sized double bedroom.

### **Bedroom Two**

12'4" x 9'6"

A further good size double bedroom.

### **Bathroom**

Extremely well-presented with a white suite comprising a jacuzzi bath, separate shower, low level W.C and wash hand basin, with tiled walls and floor.

### **Cloakroom**

An additional cloakroom fitted with a low-level W.C and wash hand basin.

### **Outside**

The property is approached by off-road parking with secure gated access to the entrance. The garden has been thoughtfully landscaped with a slate patio stepping up to an artificial lawn with attractive borders and solar lighting. There is a useful store/workshop with light and power connected.

### **Services**

All mains services connected. Gas fired heating with underfloor heating to the ground floor with radiators to the first floor.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

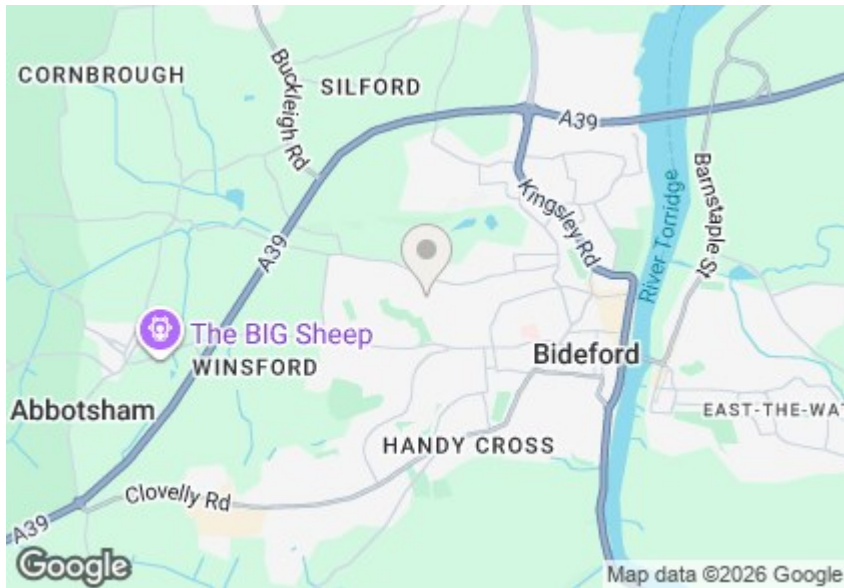
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

### **Viewing**

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998

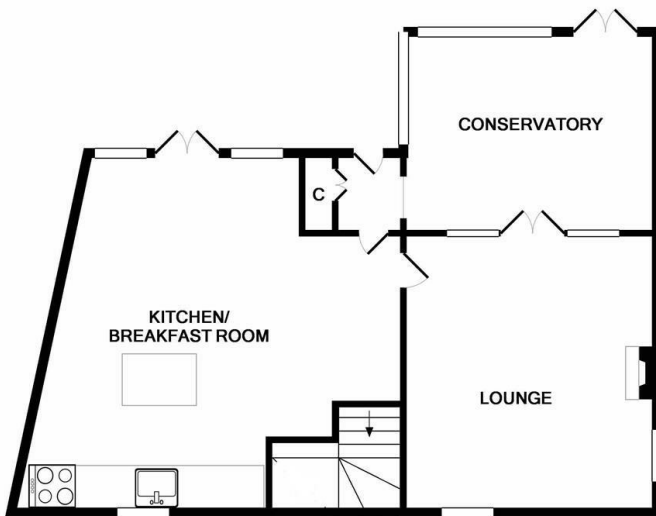
## Directions

From Bideford Quay turn into Bridgeland Street. Follow this road and bear right at the top, then bear left into North Road. At the end, turn right and continue to the mini roundabout. Here turn left into Northdown Road. Continue to the top passing Kingsley School. At the fork, bear left to Slade and the Cottage will be found second on the right.

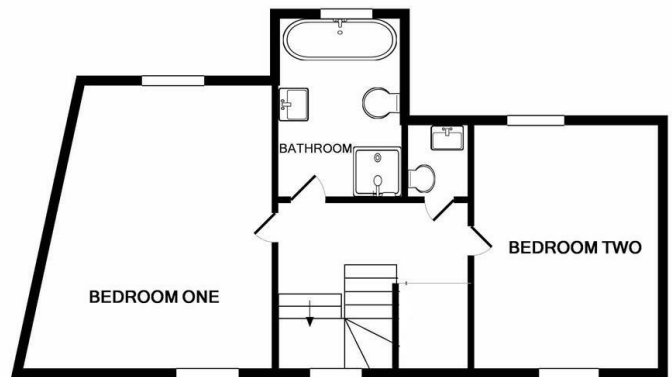


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 floor plan 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.  
Made with Metropix ©2017