



HILL COTTAGE

ABBOTSHAM, BIDEFORD, DEVON, EX39 5BE

GUIDE PRICE £525,000

Tucked away on the cusp of Abbotsham and Kenwith, Hill Cottage is an individual 4/5 bedroom detached home set within delightful gardens and enjoying countryside views to the rear and one side.

The property although requiring modernisation, offers well-proportioned accommodation including three comfortable and connecting reception rooms, creating versatile spaces for entertaining, dining, and relaxation.

The fitted kitchen, complete with a Rayburn, is complemented by an adjoining utility and cloakroom.

A bright conservatory extends from the kitchen, providing the perfect spot for a morning coffee while overlooking the gardens and surrounding fields.

Upstairs, there are four bedrooms, a family bathroom, and a study area/occasional fifth bedroom. Two of the bedrooms enjoy their own en-suite facilities, both with garden outlooks, while the principal bedroom is further enhanced by a private balcony with countryside views.

The gardens are enclosed by mature hedgerows, offering privacy and a peaceful setting. To the front, sweeping lawns are dotted with established trees, shrubs, and bushes, while the rear features a paved patio and a timber summer house enjoying views over open farmland





Hill Cottage is approached via a wooden five-bar gate opening onto a gravelled driveway that leads to an oversized garage (17'4 x 14'9 / 5.28m x 4.50m) with an electric up-and-over door. A spacious loft above the garage, accessed via a foldaway ladder, provides excellent storage and offers potential for conversion (subject to consents).

In all, Hill Cottage combines character, space, and versatility in a peaceful edge-of-village setting. With its pleasant gardens, countryside outlooks, and potential for further enhancement, it offers a wonderful opportunity for those seeking a comfortable family home with a true sense of charm.

NEED TO KNOW

Services: Mains electricity and water are connected.
Oil fired central heating. Private drainage

Energy Performance Certificate: G (17)

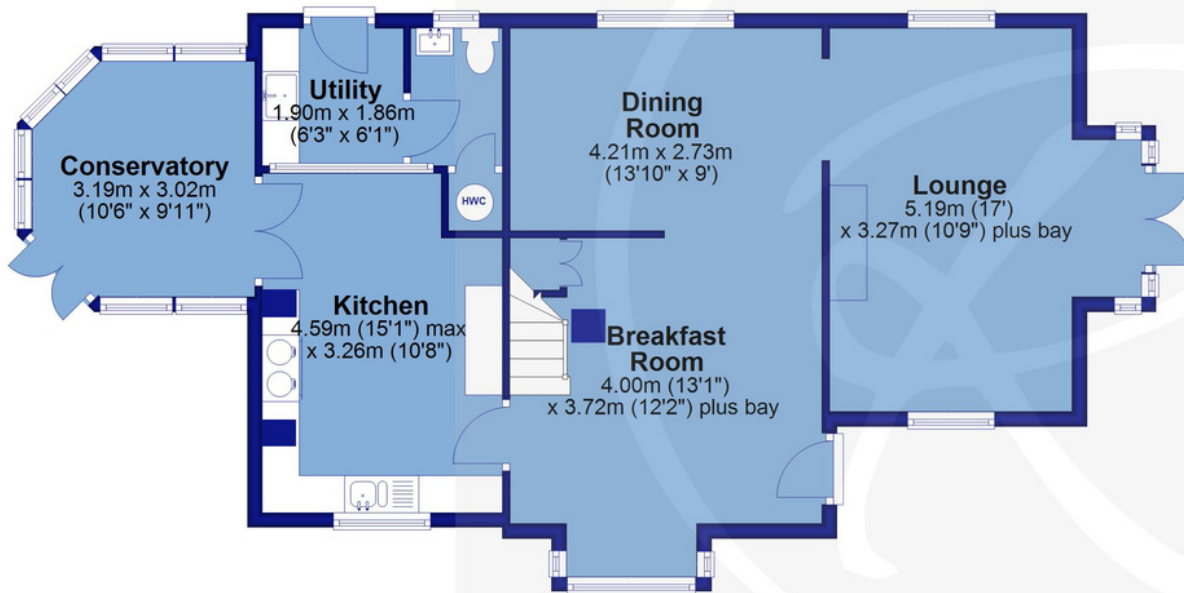
Council Tax: Band E (£2,967,05 per annum)

What3Words: equal.stove.vocal



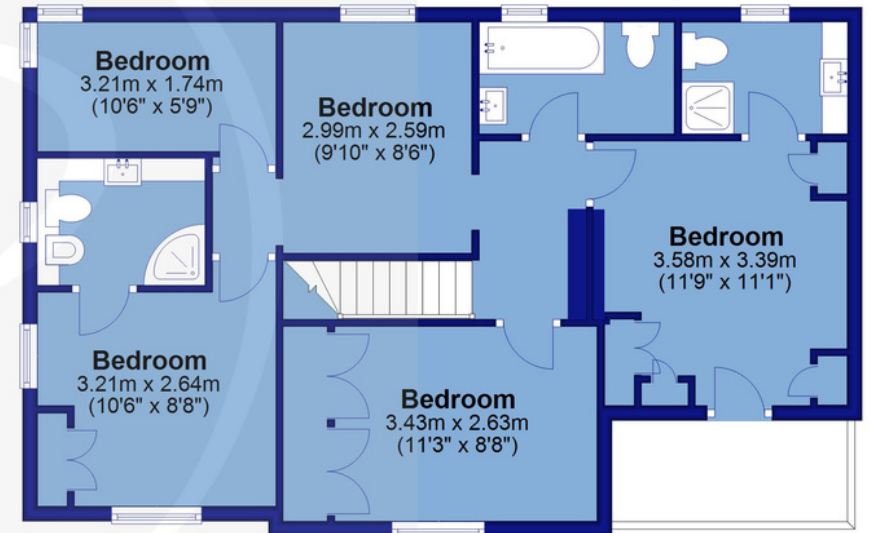
Ground Floor

Approx. 80.1 sq. metres (862.6 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 148.1 sq. metres (1593.8 sq. feet)

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