



1 Cross Farm Cottages

Alminstone Cross, Woolsery, Bideford, EX39 5PX

Guide Price

£350,000

- Semi-Detached Period Cottage
- Two Reception Rooms
- Garage and Parking
- Grounds Approaching 1 acre
- Partial PVC Double Glazing
- Mature Grounds with Stream
- Three Double Bedrooms
- Oil Fired Central Heating
- Wealth of Charm and Character

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford, head out of the town in a northerly direction towards the Heywood Road roundabout, where you should turn left onto the A39. Continue along the A39, passing through Ford and Fairy Cross, Horns Cross and Bucks Cross. Just before reaching Clovelly Cross, turn left, signposted towards Woolsery. Continue along this road and proceed straight through the village of Woolsery. Pass the converted roadside chapel and, shortly afterwards, you will arrive at Alminstone Cross. Turn left at the crossroads, where the property can be found immediately on your left-hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Porch

Living Room

7.39m maximum x 6.78m maximum (24'3" maximum x 22'3" maximum)

Inner Hall

Kitchen

3.71m x 2.97m (12'2" x 9'9")

Laundry

Ground Floor WC

Dining Room

3.56m x 2.59m (11'8" x 8'6")

Master Bedroom

3.78m x 3.10m minimum (12'5" x 10'2" minimum)

En-Suite

Bedroom 2

3.73m x 3.40m (12'3" x 11'2")

Bedroom 3

3.05m' minimum x 2.74m (10' minimum x 9')

Family Bathroom

2.34m x 2.13m (7'8" x 7')

1 Cross Farm Cottages is a charming semi-detached period cottage, set in a peaceful rural position just a short drive from the highly sought-after village of Woolsery. The two-storey accommodation boasts a wealth of charm and character, including feature fireplaces, thick walls, latched doors and exposed floorboards, complemented by partial PVC double glazing and oil-fired radiator central heating.

Set within grounds approaching one acre, the property is ideally suited to keen gardeners or those looking to embrace 'The Good Life'. Opportunities such as this are a rarity, and an early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance porch leading into a spacious dual-aspect living room, featuring two fireplaces and offering a versatile layout. Beyond is an inner hallway with stairs rising to the first floor, together with access to a ground-floor WC and laundry room.

The dual-aspect kitchen/breakfast room provides ample storage, an integrated oven and hob, and further space for appliances. To the rear of the property is a dining room with a high ceiling and pleasant views over the gardens.

On the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, together with a well-appointed family bathroom.

The property stands within generous grounds approaching one acre in size. To the front is a small fore garden, while to the side there is off-road parking for two vehicles, leading to a large single garage measuring 17' x 12', with an up-and-over door, power and lighting. Adjacent to the garage are three useful storage sheds, measuring 9' x 6'2", 10'9" x 6' and 9'9" x 9'.

Extending to the rear are delightful, level and mature gardens, predominantly laid to lawn and complemented by a variety of established trees and shrubs. The gardens also feature a timber summerhouse and garden store, while a small babbling stream meanders through the grounds, adding to the property's charming rural setting.

Situation

The property is situated just a short drive from the highly popular village of Woolsery, which offers an excellent range of local amenities, including a shop/post office, primary school, fish and chip shop, garage, village hall and the highly acclaimed Farmers Arms village inn.

A regular bus service runs through the village to the historic port and market town of Bideford, situated on the banks of the River Torridge and offering a good selection of shopping, leisure and educational facilities. Approximately 35-40 minutes' drive away is Barnstaple, North Devon's regional centre, home to the area's principal shopping, business and commercial facilities. North Devon's spectacular rugged coastline and renowned sandy beaches are also within easy reach.

Services

Mains electric and water. Shared private drainage.

Council Tax band

D

EPC Rating - TBA

Tenure

Freehold

Viewings

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

