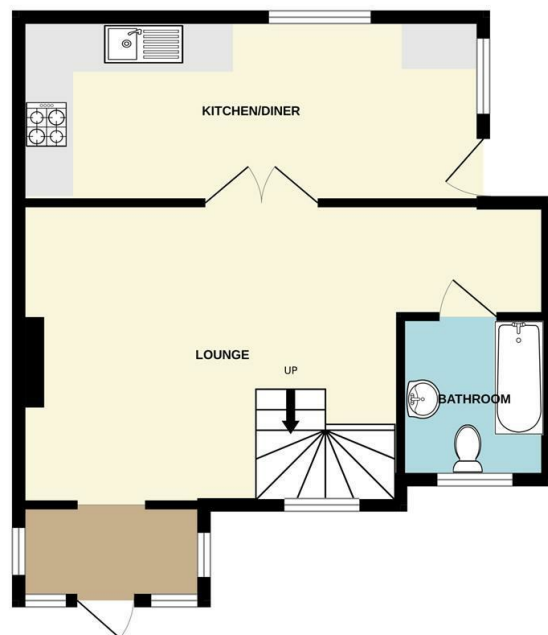


GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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2 Bed House - Detached

The Smithy Gammaton, Bideford, EX39 4QE

Guide Price

£350,000

- Pretty Detached 2 Bedroom Cottage
- Ample Off-Road Parking
- Established Holiday Let (No Occupation Restrictions)
- Available With No Onward Chain
- Beautifully Renovated Throughout
- Large Private & Sunny Garden
- MUST BE VIEWED

Directions

From Bideford town centre (approximately 3 miles), take the Old Bridge across the river to East-the-Water. At the roundabout, turn left and follow the road for about half a mile. Just after Tamar Trading, turn right into Manteo Way (signposted Alverdiscott Road and Gammaton). Continue along this road, passing Tesco, until you reach a roundabout. Go straight over, then turn left into Gammaton Road (opposite Bideford Autos). Follow the road for approximately 2 miles until you reach a crossroads, with a listed finger signpost on

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

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Set within the North Devon Biosphere and surrounded by beautiful open countryside, The Smithy offers a rare opportunity to enjoy peaceful rural living while remaining within easy reach of Bideford and Barnstaple.

This charming detached cottage combines character, privacy and versatility, making it ideal as a permanent home, holiday retreat or income-producing property.

Accessed via a gated entrance, the property benefits from dedicated parking and a well-maintained English-style garden, complete with patio area, log store and shed.

Internally, the cottage is full of character, featuring exposed stonework, wooden flooring and a working log burner within the sitting room.

There is also a useful study nook and a stylish family bathroom incorporating a utility area. The kitchen-diner enjoys attractive countryside views and provides a welcoming space for everyday living and entertaining.

To the first floor are two generous double bedrooms, both filled with natural light and offering calm, comfortable accommodation. The principal bedroom benefits from an en-suite WC and wash basin.



Outside, the property further enjoys a private rear courtyard, providing a quiet and sheltered spot to relax and unwind, particularly in the evening sun.

The Smithy has previously been run as a highly successful holiday rental, with no occupancy restrictions and fully independent utilities, and would equally suit buyers seeking a permanent residence, second home or an established income-generating asset.

Room list:	
Lounge	7.52 3.86 (24'8" 12'7")
Kitchen Dining Room	6.50 x 2.41 (21'3" x 7'10")
Bathroom	
Bedroom	3.94 x 3.35 (12'11" x 10'11")
Ensuite	
Bedroom	3.99 x 2.21 (13'1" x 7'3")

Council Tax band
C

EPC Rating

Tenure
Freehold

Viewings

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

