

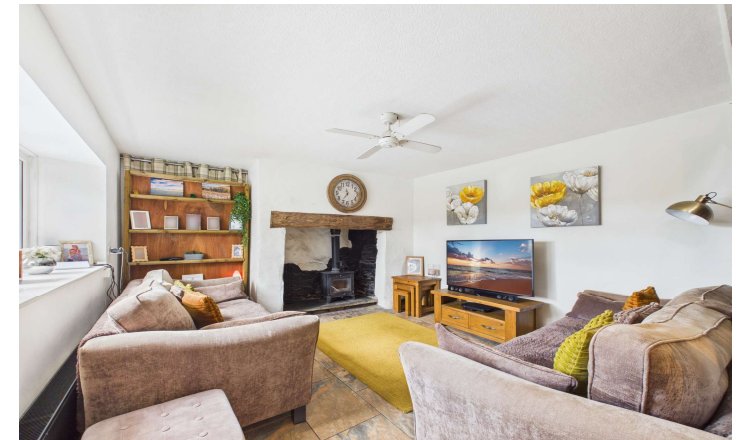


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Littlecott  
East Putford  
Holsworthy  
Devon  
EX22 7UQ

**Asking Price: £549,950 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ



- RENOVATED DETACHED COTTAGE
- 3 BEDROOMS
- 1 BEDROOM ESTABLISHED AND LUCRATIVE HOLIDAY LET
- VERSATILE ACCOMMODATION
- PRETTY RURAL SETTING
- 22FT DOUBLE GARAGE
- 45FT WORKSHOP
- OFF ROAD PARKING FOR IN EXCESS OF 10 CARS
- GENEROUS SIZE GARDENS



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ

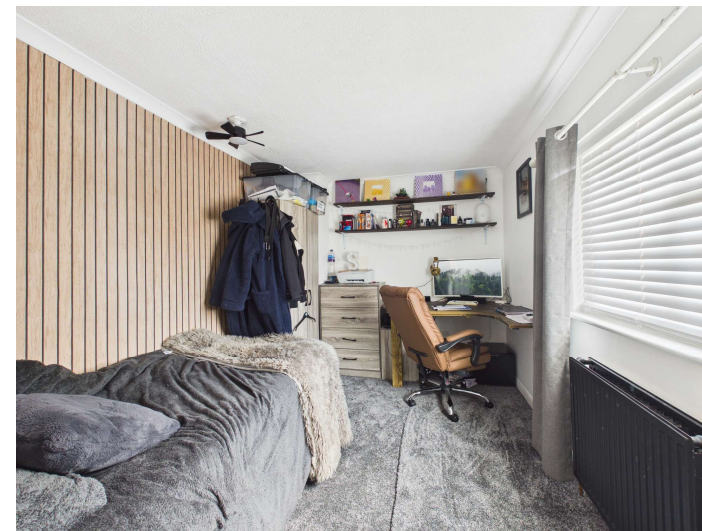
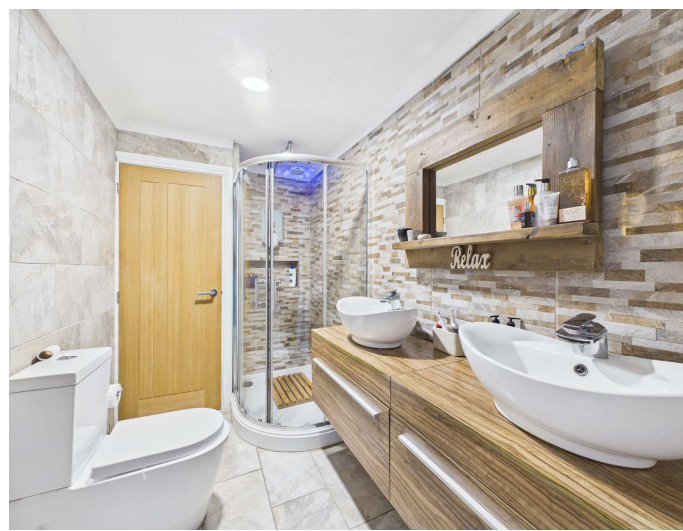
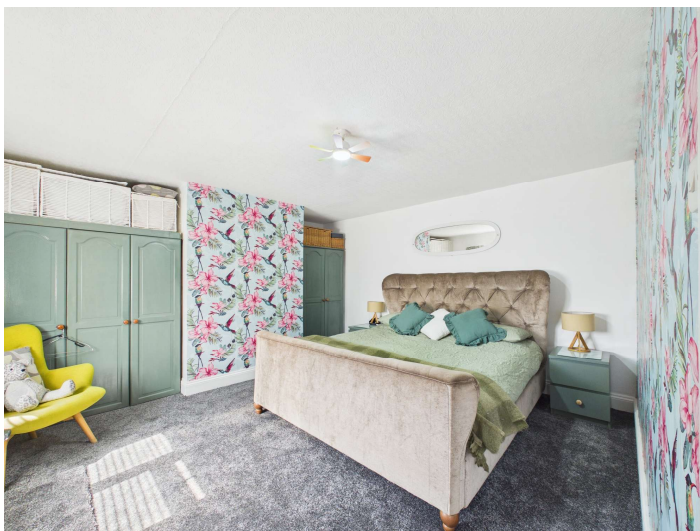


**Location** - Littlecot nestles on the edge of the parish of East Putford, and is some 3 miles from Bradworthy. This very popular and self-contained village caters particularly well for the locality with local shops including a butchers, post office, general stores, etc, as well as a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. The larger towns of Holsworthy, Torrington, and Bideford are all within a short drive, and the North Devon link road now provides a speedy connection to the M5 near Tiverton.

**Overview** - Set in the heart of the picturesque Devon Countryside is this superbly presented detached period residence. The property has been beautifully renovated by the current owners and now provides 3 bedrooms. The property is currently used as a 2 bedroom family house with the side of the property, closed off to provide a 1 bedroom self-contained annexe which the owners have been running as a established and lucrative business. Generous sized gardens with extensive off road parking for

in excess of 10 vehicles. A useful range of outbuildings including a 45ft workshop and a double garage suit a variety of uses, with development potential considered subject to gaining the necessary consents. An internal viewing is a must to be appreciated. EPC G

**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ

**Open fronted entrance porch** - This beautiful addition to the property is a mixture of brick and oak comprising seats to either side and flame effect outside lighting. Stable entrance door leading to:

**Living Room** - 17'2" (5.23) x 11'10" (3.6) including stairs  
Open fireplace with stone surround and wood beam over with inset wood burning stove and the original bread oven and slate hearth.

**Kitchen** - L-shaped room with maximum measurements 14'3" (4.34) x 14' (4.27)  
Ceramic tiled floor. Wall and base units. Solid wood worktop with tiled splashback and ceramic twin sink. Recess for electric double oven with extractor system over. Feature island/dining table and window to front and rear. Original pantry window and PVCu double glazed window to rear.

**Bathroom** - 7' x 5'7" (2.13m x 1.7m)  
Bath with mixer shower over. Tiling to walls and floor. Heated towel rail. Closed 'coupled' WC. Wash hand basin with work top and vanity cupboards below.

**Utility Room** - 8'11" x 5'6" (2.72m x 1.68m)  
Ceramic tiled floor. Worktop with space and plumbing for washing machine and dishwasher below. Room for a large American fridge freezer.

**First floor landing** - Window to front with a very pleasant outlook over the garden to countryside beyond. Access to insulated roof space.

**Bedroom 1** - 14'2" x 14'1" (4.32m x 4.3m)

Window to front with a very pleasant outlook over the gardens and the countryside beyond.

**Bedroom 2** - 11'2" x 8'2" (3.4m x 2.5m)  
A double bedroom with window to front elevation.

**Shower Room** - 10'7" x 5'5" (3.23m x 1.65m)  
Beautifully renovated including ceramic tiled floors and walls. Low level WC. Heated towel rail. hand wash basin with vanity drawers below. Extractor fan. Shower enclosure with electric "Mira" shower. Airing cupboard with hot water tank and shelves below. Twin wash hand basins.

### Annexe

**Potential annexe Open plan living** - 23'5" x 14'1" (7.14m x 4.3m)  
A stunning open plan room with bi fold doors to the front, and a fantastic vaulted ceiling. Separate fully fitted kitchen and living room area. Connecting door to the living room in the main property.

**Ground floor shower room** - 8'5" x 5'8" (2.57m x 1.73m)  
A superbly presented shower room consists of a large walk in shower cubicle, close coupled WC and a double wash hand basin with vanity unit.

**Potential annexe bedroom/ Bedroom 3** - 12'1" x 8'5" (3.68m x 2.57m)  
An open mezzanine bedroom with a glass balustrade, being a fantastic feature and enjoying a wealth of natural light.

**Outside** - The property is accessed via twin timber gates being fully fenced, providing a secure environment for pets

## Changing Lifestyles

and children and offering good privacy. The expansive gravel drive provides ample off road parking for numerous vehicles and in turn leads to the:

**DOUBLE GARAGE** - 22' x 19' (6.7m x 5.8m)  
Cavity block built and possibly providing potential for further accommodation/annexe subject to the necessary consents. 2 twin doors to front. Light and power connected. Windows to side and rear.

**LEAN TO/WORKSHOP** - with overall measurements of approximate 45' (13.72) x 22' (6.7)  
This space is divided into one main section, ideal for storage. There is light and power connected.

To the front of the property is a good size lawn with a nice collection of trees and shrubs. Along the rear of the property is the oil storage tank. The property boasts generous size gardens and must be viewed to appreciate the peace and tranquillity that the position of this property offers. The side of the property with potential use for an annexe is fenced off for privacy and has an enclosed side garden with a hot tub.

**Services** - Mains water and electricity. Private drainage.

**COUNCIL BAND** - Band 'C' (please note this council band may be subject to change)

**EPC RATING** - Rating G

Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ

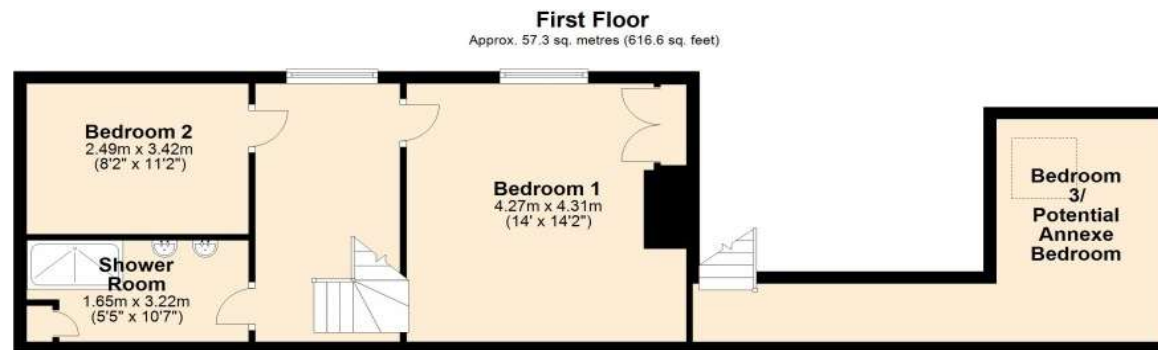


Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ

# Floorplan



Total area: approx. 132.9 sq. metres (1430.2 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

## Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite Bude Road Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles and upon reaching Bradworthy's village square turn right signed Bideford. Follow this road for 2.3 miles and upon reaching Parsonage Cross take the right hand turning signed West & East Putford. Stay on this country lane for 0.7 miles and the property will be found on the left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Littlecott, East Putford, Holsworthy, Devon, EX22 7UQ

Changing Lifestyles

# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

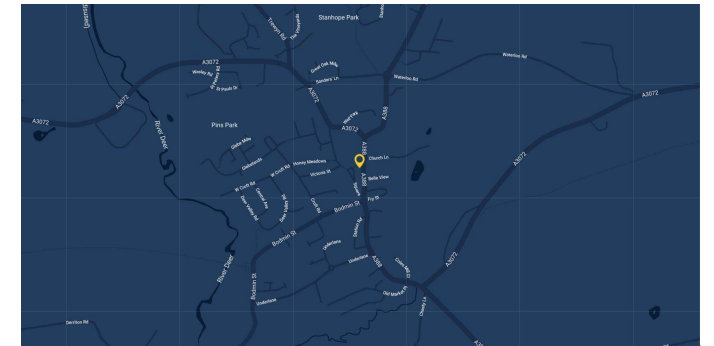
## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.



Changing Lifestyles

**01409 254 238**  
[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)