



Bond  
Oxborough  
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*Changing Lifestyles*

The Cottage  
Rickards Down  
Abbotsham  
Bideford  
Devon  
EX39 5BD

**Asking Price: £315,000 Freehold**



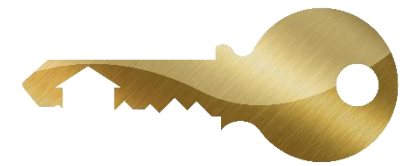
Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



The Cottage, Rickards Down, Abbotsham, Bideford, Devon, EX39 5BD

## A BEAUTIFULLY RENOVATED SEMI-DETACHED STONE COTTAGE



- 3 Bedrooms
- 2 characterful Reception Rooms with new wood burning stoves
- Country-style Kitchen
- Stylish 3-piece Bathroom suite
- Charming courtyard garden with patio & lawned area
- Useful stone-built shed with power & light
- Peaceful setting on the outskirts of popular Abbotsham village
- Lovely countryside views with fields & frequent wildlife sightings



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## Overview

**Nestled in the tranquil outskirts of the popular village of Abbotsham, this charming 3 Bedroom semi-detached stone cottage presents a rare opportunity to secure an idyllic country home or a lucrative holiday let. The cottage enjoys a delightful outlook over fields to the front, where playful lambs and abundant wildlife create an enchanting backdrop, complemented by the soothing sound of birdsong.**

**Beautifully presented, the property has been thoughtfully and lovingly renovated by the current owners, blending traditional character with contemporary comforts. Inside, 2 inviting Reception Rooms (a welcoming Living Room and elegant Dining Room) boast updated woodburning stoves - perfect for cosy evenings. The Kitchen exudes rustic charm, fully equipped with a built-in electric hob and oven, a traditional butler sink, dishwasher, and space for an under-counter fridge / freezer.**

**Upstairs, 3 generously sized Bedrooms feature attractive wooden flooring and are accompanied by a stylish 3-piece Bathroom suite.**

**Externally, the cottage benefits from a delightful courtyard garden, complete with a charming patio - ideal for alfresco dining, a lawned area and a practical stone-built shed with power and lighting. Parking is conveniently situated directly at the front of the house.**

**This exceptional home represents a unique chance to embrace countryside living within easy reach of village amenities.**

## Agents Notes

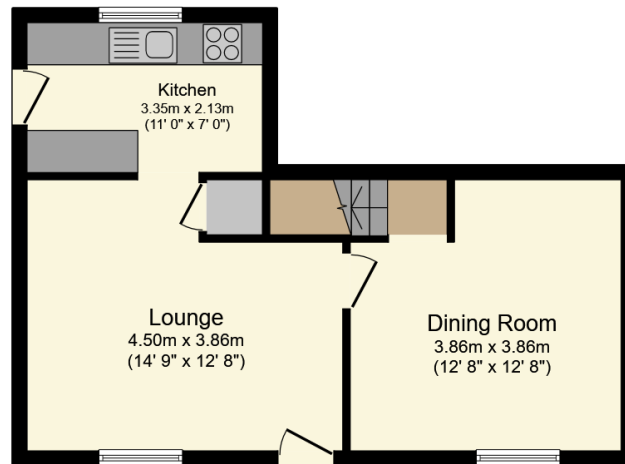
Improvements made by the current owners, as follows; ♦New double glazed windows ♦New electrics and fuseboard ♦New plumbing ♦Solid wood Kitchen installed around 5 years ago ♦Bathroom also fitted around 5 years ago ♦Fully insulated – floors, walls, ceilings, loft ♦Both chimneys recently rebuilt ♦New water feed from outside property to the house ♦New wood burners and chimney liners installed around one year ago (please note old wood burners shown in photos) ♦Full Nest Protect System in every room and landing / stairwell – carbon dioxide and monoxide. Fitted less than a year ago ♦Fully insulated and boarded loft with easy access fold down ladder

## General Notes

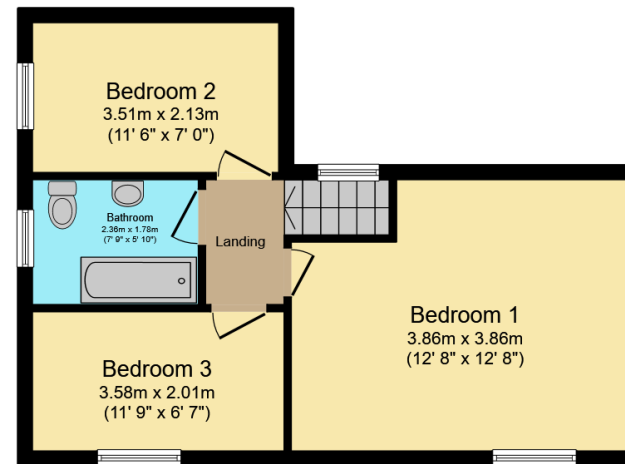
♦Private aerated sewage treatment plant ♦Parking – everyone in the area has their set places where they usually park. The Cottage park one car directly in front of the front door and one car on the pavement by the side gate ♦The heating is provided by the two log burning stoves ♦There is provision in place for the installation of electric heaters should this be desired in the future ♦Power and plumbing have been installed for a washing machine in the shed

## Council Tax Band

B - Torridge District Council



**Ground Floor**  
Floor area 40.1 sq.m. (432 sq.ft.)



**First Floor**  
Floor area 40.5 sq.m. (436 sq.ft.)

**Total floor area: 80.6 sq.m. (868 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)









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## Area Information

Abbotsham is a delightful village central to some lovely swathes of Devonshire countryside. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly. The rugged and breathtaking Greencliffs is where a seam of very rare type of coal emerges from the earth. Bideford Black as it's called, is only found in this region and you can find pieces of it strewn along the rocks. Take some home to use as charcoal!

Abbotsham itself enjoys a good pub, a twice weekly outreach post office, primary school, church and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east.

## Directions

From Bideford Quay, proceed to the A39 Heywood Road roundabout and take the first exit towards Bude. After a short distance, at the traffic lights, turn right towards Westward Ho! Take the next left hand turning signposted Abbotsham and proceed towards the village. The Cottage will be located on your right hand side clearly displaying a nameplate and For Sale board.

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 and 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 available 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.

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

5 Bridgeland Street

Bideford

Devon

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## Have a property to sell or let?

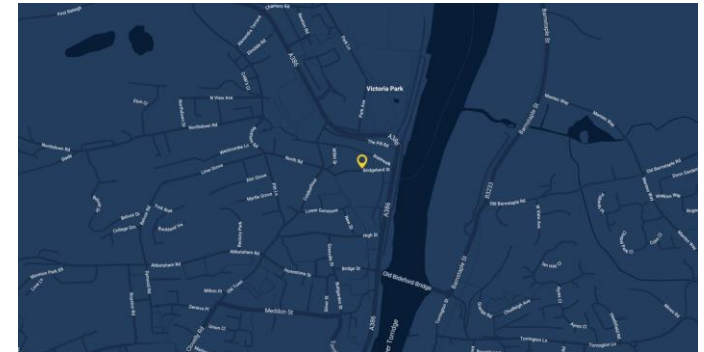
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 103 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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