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Changing Lifestyles

1 Back Street
Woolsery
Bideford
Devon
EX39 5QR

Asking Price: £299,950 Freehold

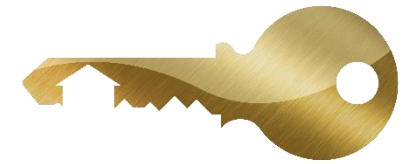


Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 Back Street, Woolsery, Bideford, Devon, EX39 5QR

A BEAUTIFULLY UPGRADED PERIOD HOME WITH STYLISH INTERIORS



- 3 double Bedrooms (or 2 Bedrooms and 2 Reception Rooms)
- Spacious Living Room with stone fireplace, wood burner & flagstone flooring
 - Contemporary Kitchen
- Dining Room leading to Rear Porch overlooking the garden
 - Utility Room & Cloakroom
 - Modern Bathroom
 - Enclosed rear garden
- Located in the heart of the sought after village of Woolsery



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Overview

Tucked away in the heart of the increasingly popular and up-and-coming village of Woolsery is this charming and beautifully presented period home offering 3 double Bedrooms and superb versatility. Thoughtfully upgraded by the current owners, the property provides stylish accommodation arranged over 2 floors and could easily function as a spacious 3 Bedroom home or a luxury 2 Bedroom residence with 2 Reception Rooms. Ideally positioned just a short stroll from the acclaimed village gastro pub, traditional fish and chip shop, high-quality general store, and the well-regarded primary school, this is a fantastic option for families and those seeking vibrant village life.

Directly opposite the property is a particularly valuable asset: a Garage with light and power, along with a generous off-road parking space in front - an enviable feature for such a central location.

Inside, the home impresses with a particularly attractive Living Room, complete with a large stone fireplace housing a woodburning stove, flagstone flooring, and a front aspect window. Across the hall lies a second Reception Room or optional third bedroom, similarly proportioned and also featuring a stone fireplace. The Kitchen is a standout feature - bright, contemporary and well-equipped, with Velux roof lights, a range of fitted cupboards and drawers, woodblock style work surfaces including a breakfast bar, a built-in hob with extractor canopy, a built-in double oven and dishwasher space. This opens into a welcoming Dining Room, which in turn leads to a Rear Porch - perfect for relaxing with views of the garden. Also on the ground floor are a handy Utility Room and a Cloakroom.

Upstairs, 2 double Bedrooms are both tastefully decorated and benefit from built-in storage, while the modern Bathroom boasts a 'P' shaped bath with rainfall shower over, a pedestal sink and a WC.

The fully enclosed rear garden is a tranquil haven, beautifully planted with a range of mature flowers and an ornamental tree, with multiple areas to sit out and enjoy the surroundings throughout the seasons.

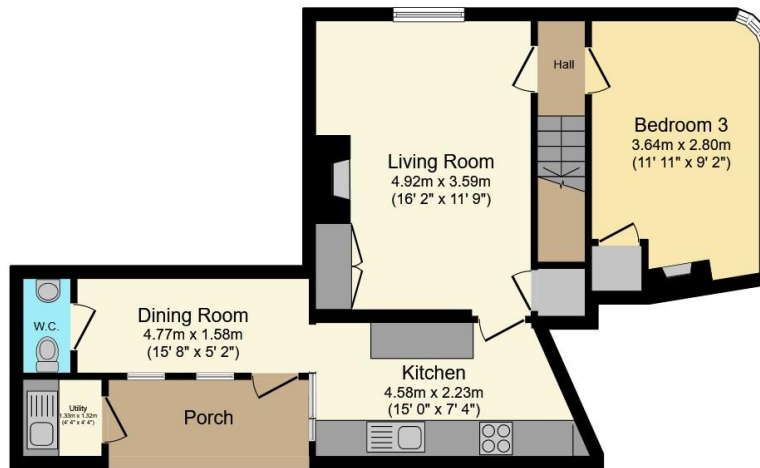
This delightful home blends period character with modern comforts in a desirable North Devon village setting, making early viewing highly recommended.

Agents Note

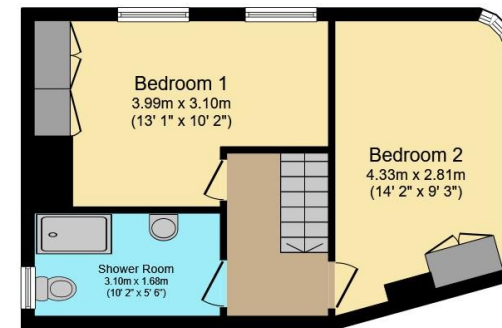
The property has electric heating and a woodburning stove.

Council Tax Band

B - Torridge District Council



Ground Floor
Floor area 58.7 sq.m. (632 sq.ft.)



First Floor
Floor area 37.2 sq.m. (401 sq.ft.)

Total floor area: 95.9 sq.m. (1,033 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



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Area Information

Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it's a really nice community that has earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It's also close to the South West Coast Path for endlessly beautiful walks.

With short distance of the Atlantic Highway (A39), Woolfardisworthy is well served by 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. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington and Ilfracombe.

Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left onto the A39 North Devon Link Road signposted Bude. After approximately 7 miles, upon reaching Bucks Cross, turn left signposted Woolsery. Continue on this road into the village. 1 Back Street will be situated on your left hand side almost directly opposite the church.

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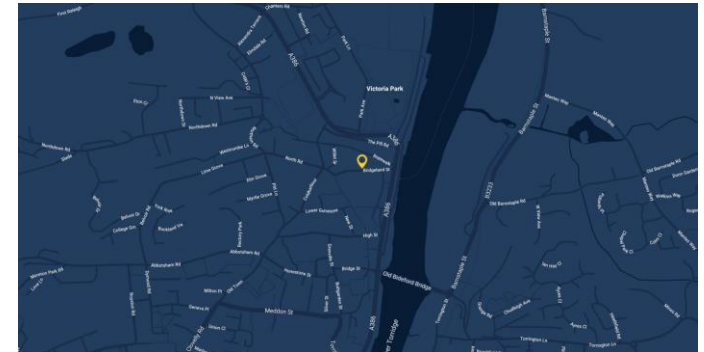
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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