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Changing Lifestyles

Rose Cottage
Pump Lane
Abbotsham
Bideford
Devon
EX39 5AZ

Offers In Excess Of £450,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Rose Cottage, Pump Lane, Abbotsham, Bideford, Devon, EX39 5AZ



AN EXTENDED SEMI-DETACHED HOME WITH STUNNING COUNTRYSIDE VIEWS

- 4 Bedrooms

- Bright, open-plan Kitchen / Dining Room
- Spacious Living Room with woodburning stove
- Ground floor Wet Room & First Floor Bathroom & Shower Room
 - Driveway parking & Integral Garage
- Attractive rear garden with decking & hot tub area
- Stunning open countryside views to the rear
 - Owned solar panels providing income & improved efficiency



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Situated in the heart of the ever-popular village of Abbotsham, this is a wonderful opportunity to acquire an extended 4 Bedroom semi-detached home that has been thoughtfully improved by the current owners to create a light, spacious and highly appealing property with a truly spectacular outlook to the rear. Over the years, the home has served both as a comfortable permanent residence and, at times, a lucrative holiday let, demonstrating its broad appeal and the enviable setting it occupies.

The property enjoys driveway parking to the front for one vehicle, leading to the Integral Garage, while a gateway to the side provides access to the main entrance and a charming front garden featuring a lawned area, hedged borders, stone walling, ornamental trees and attractive planting. Together these elements create a warm and welcoming first impression, and an archway through the stone wall leads to the Entrance Porch where a composite front door opens into the house.

Inside, the Entrance Hall has tiled flooring and stairs rising to the first floor. A door to the left opens into a particularly generous Living Room which is wonderfully light and airy, with windows to both the front and rear allowing natural light to flow through the space. There is ample room for a variety of seating arrangements, while a striking fireplace with a wood burning stove, a slate hearth and timber mantle forms an attractive focal point. An understairs storage cupboard adds further practicality.

To the rear of the home is a stunning, open-plan Kitchen / Dining Room, undoubtedly one of the standout features of the property. Flooded with natural light from 3 Velux windows in addition to sliding doors and a rear-facing window, this is a bright and uplifting space designed very much with modern living in mind. The kitchen is fitted with a range of grey eye and base level units, marble effect roll-top work surfaces, a built-in dishwasher and a Rangemaster cooker with induction hob and extractor over, all of which are included within the sale. There is also space for a fridge / freezer and ample room for a dining table, making this an ideal hub for everyday life as well as entertaining. From here, the outlook is simply superb, stretching over the garden and the immediate fields beyond to the rolling Devon countryside in the distance, where sheep and lambs can often be seen grazing, creating a wonderfully peaceful and picturesque setting. Adjoining the kitchen is a stylish ground floor Wet Room, beautifully appointed with attractive tiling. A further door gives access to the Integral Garage, measuring approximately 16'1 x 8'11, which has power and light connected, an electric roller door to the front, space and plumbing for a washing machine and tumble dryer, and a work surface with single bowl sink.

On the first floor the property continues to impress with a particularly wide and open landing area that enjoys windows framing the wonderful countryside views to the rear, allowing natural light to flood the space. There is also access to the loft via a hatch. Within the original part of the house, the landing leads to the Third Bedroom, a well-proportioned room with windows enjoying the attractive outlook over the fields beyond the rear garden. The Main Bedroom is positioned to the front of the property and is a spacious and comfortable room, featuring a window to the front and fitted wardrobes neatly set within the alcoves to either side of the chimneybreast, providing useful built-in storage. The Family Bathroom is attractive and contemporary in style. Moving through to the extended section of the property, you are welcomed by a fantastic Second Bedroom which feels wonderfully light and airy thanks to its high ceiling and 2 Velux windows. Downlights add a modern touch and the room enjoys delightful elevated views over the surrounding countryside. The Fourth Bedroom also benefits from a similar vaulted ceiling and has a window to the front, creating another bright and versatile room that could equally serve as a guest room or home office. Completing the first floor accommodation is a well-appointed Shower Room to the front of the property.

Outside, the rear garden is a charming and private space designed for both relaxation and enjoyment. Immediately adjoining the house is a decked seating area which currently houses a hot tub, providing the perfect place to unwind while taking in the peaceful surroundings. Beyond this lies a well-maintained lawned area, while at the foot of the garden a characterful stone wall forms a natural boundary between the garden and the open field beyond, further enhancing the delightful rural outlook that makes this home so special.

An additional benefit of the property is the inclusion of owned solar panels, which not only contribute towards the heating and overall energy efficiency of the home but also provide an income for the current owner. Overall, this is a superb village home offering far more than first meets the eye, combining generous and versatile accommodation with a lovely blend of character, practicality and modern open-plan living, all set against a truly exceptional rural backdrop.

Agents Note

Please note this property has a modern "wet" electric central heating system.

There is a generous partially converted loft space with a drop down ladder, a sky light, power and light connected and dormer storage. With a bit more work this space could be fully converted into a full living space.

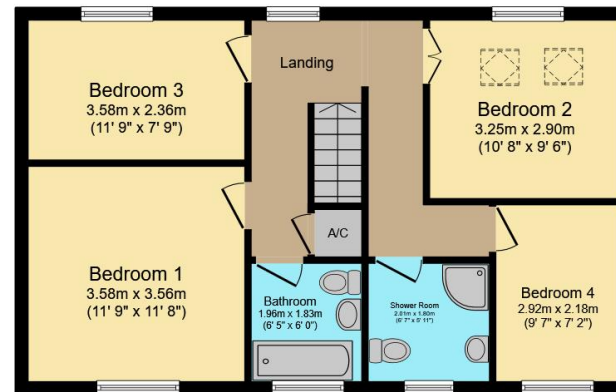
Council Tax Band

B with Improvement Indicator - Torrridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor
Floor area 76.3 sq.m. (821 sq.ft.)



First Floor
Floor area 58.4 sq.m. (628 sq.ft.)

Total floor area: 134.7 sq.m. (1,450 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





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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 up the main High Street turning left at the top and taking the first right hand turning onto Abbotsham Road. Continue for approximately 1.5 miles passing the 'Big Sheep' on your left hand side. At the junction continue straight across bearing right and taking the first left hand turning. Continue along the road to where Rose Cottage will be situated on your right 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

