

Cherry Cottage
Stoney Cross
Bideford
Devon
EX39 4PZ

Asking Price: £475,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Cherry Cottage, Stoney Cross, Bideford, Devon, EX39 4PZ

- No Onward Chain
- Completely Renovated
- Annexe Potential
- Hamlet Location
- Detached Home
- Off Road Parking
- Four Bedrooms
- Three Bathrooms (One En-suite)
- EPC: TBC
- Council Tax Band: D



Nestled within the peaceful village of Stoney Cross and surrounded by the beautiful rolling Devon countryside, Cherry Cottage is an exceptional detached home that has been thoughtfully renovated, extended and enhanced by the current owners to create a spacious and versatile family residence. This beautifully presented home offers flexible accommodation extending to four bedrooms, three bathrooms and the added benefit of annexe potential, making it ideal for multi-generational living, dependent relatives or those seeking additional guest accommodation.

Stepping inside, you are welcomed by a practical entrance hall where a recessed alcove provides the perfect space for coats and shoes, creating an inviting first impression.

The heart of the home begins with the impressive living room, stretching to approximately 20 feet in length. Dual aspect windows allow natural light to flood the room throughout the day, creating a wonderfully bright and airy atmosphere that continues throughout the property. A charming log-burning stove provides an attractive focal point, making this the perfect place to relax on cooler evenings.

The beautifully appointed kitchen/dining room has been designed with both everyday family life and entertaining in mind. Two windows bring in an abundance of natural light, one offering delightful glimpses across the surrounding countryside. The kitchen is fitted with an extensive range of cabinetry and generous worktop space, wrapping around to form a useful breakfast bar. Integrated appliances include a fridge, freezer, dishwasher and microwave, ensuring the kitchen is as practical as it is stylish.



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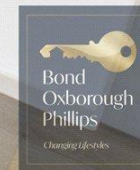
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Flowing seamlessly from the kitchen is the second reception room, a wonderfully versatile space that enhances the flexibility of the property. French doors open onto the rear garden, while a separate front entrance allows this section of the home to function independently if desired. This area leads to the ground floor double bedroom, modern shower room and utility room. Subject to the needs of the next owner, the utility could easily be adapted into a kitchenette, creating an excellent self-contained annexe. Whether accommodating elderly relatives, older children seeking independence or long-term guests this adaptable part of the property offers a wealth of possibilities while still remaining connected to the main home via the kitchen.

The first floor continues to impress with three generous double bedrooms. The principal bedroom is an excellent size, benefiting from extensive wardrobe space and a beautifully finished en-suite shower room. Bedroom two also offers useful built-in storage via a cupboard above the stairs, while all three bedrooms enjoy pleasant views overlooking the rear garden. Completing the first floor is the contemporary family bathroom, fitted with a panelled bath with shower over, WC and wash hand basin set within a stylish vanity unit. All three bathrooms throughout the property have been finished to a high standard, each featuring vanity storage beneath the sink together with illuminated mirrors, adding both practicality and a modern touch.

Outside, the generous rear garden provides a wonderful extension of the living accommodation and offers something for everyone. Whether enjoying summer barbecues with family and friends, children playing on the lawn, gardening enthusiasts cultivating flower beds and borders, or simply unwinding with a morning coffee while taking in glimpses of the surrounding countryside, this outdoor space offers endless opportunities to enjoy village life. There is ample room for outdoor dining, entertaining or even creating your own vegetable garden, making it a truly versatile and enjoyable setting throughout the seasons.





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To the front of the property, there is ample off-road parking for multiple vehicles, providing convenience for both homeowners and visiting guests.

Stoney Cross enjoys an idyllic rural setting whilst remaining remarkably well connected. The regional centre of Barnstaple is within easy reach, offering an extensive range of shopping, leisure facilities, restaurants, supermarkets, schools and healthcare services. North Devon's renowned coastline is also close by, with the golden sandy beaches of Westward Ho!, Instow, Saunton Sands and Croyde all easily accessible for days by the sea. The surrounding countryside offers an abundance of scenic walks, cycle routes and outdoor pursuits, while excellent transport links, including convenient access to the A39 and A361, provide connections towards Exeter and the M5, making Cherry Cottage perfectly positioned for enjoying both peaceful village living and the very best that North Devon has to offer.



The property is thought to be constructed of Cobb with the extension being block all under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Mains Gas – Underfloor heating throughout

Mains water - Mains electric - Mains drainage - Landline telephone.

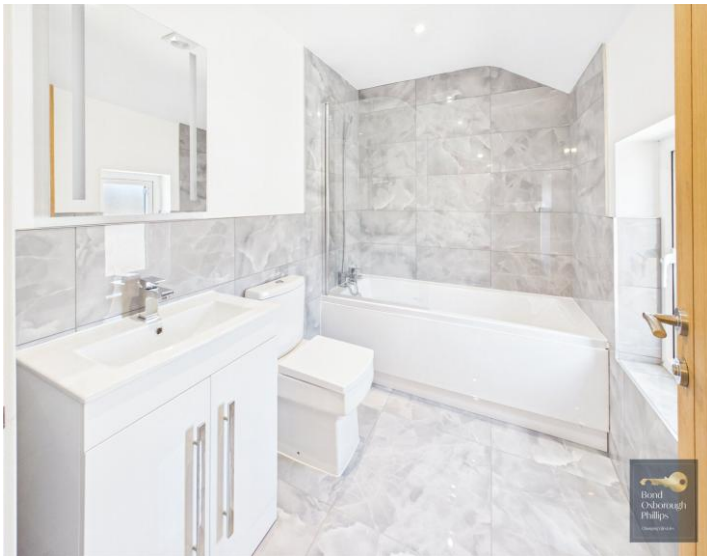
Broadband coverage: Ultra-fast available up to 1800mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Directions

From Torrington take the B3232 towards Barnstaple. Follow this road for 5 miles passing Huntshaw Cross until entering the village of Alverdiscott. Take the second left hand turning signposted Stony Cross. Follow this road for approximately half a mile where upon entering the village, the property will be found in front of you with a For Sale board clearly displayed.

From Barnstaple at the Roundswell roundabout, take the B3232 sign posted Torrington, continue through St Johns Chapel and Newton Tracey until coming into Alverdiscott. Take the first right hand turning signposted Stony Cross. Follow this road for approximately half a mile where upon entering the village, the property will be found in front of you with a For Sale board clearly displayed.

What3Words - ///fatter.nearly.shuffles

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.

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

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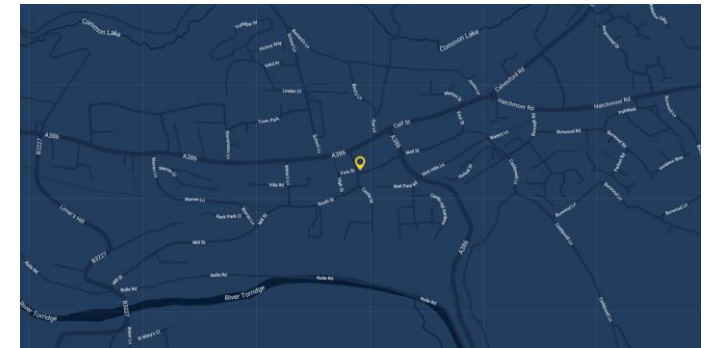
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