



Bond
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Changing Lifestyles

Hillside
Landcross
Bideford
Devon
EX39 5JA

Asking Price: £249,950 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Hillside, Landcross, Bideford, Devon, EX39 5JA

A DELIGHTFUL CHARACTER COTTAGE



- 2 Bedrooms
- Spacious Kitchen / Diner
- Cosy Living Room with beautiful open fire
 - Upstairs Bathroom
 - UPVC DG windows
 - Off-road parking
 - Gated front garden
- Full of character & charm
- Nestled in a peaceful, tucked-away countryside location
- 5 minute drive from Bideford Town Centre & moments from the scenic Tarka Trail



Landcross is a small hamlet situated approximately 1.5 miles from the port and market town of Bideford.

The property is ideally located within short walking distance of the popular Tarka Trail which provides scenic walks along the banks of the River Torridge.

Bideford caters well for its inhabitants with a comprehensive range of national and local shopping facilities and other everyday amenities including banks, post office, library, schools, etc. The popular market town of Torrington with its selection of shops and amenities is approximately 5.5 miles.



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This delightful 2 Bedroom character cottage forms part of a stunning Victorian building, offering a rare chance to own a home full of charm and original features. Nestled in a peaceful, tucked-away countryside location, the property is just a 5 minute drive from the bustling Bideford town centre and moments from the scenic Tarka Trail, making it an ideal retreat for those who appreciate both tranquillity and convenience.

To the front, the property benefits from off-road allocated parking and a gated front garden, along with a large storage shed / workshop - perfect for outdoor enthusiasts or those in need of extra storage space.

Inside, the property boasts a spacious Kitchen / Diner and a cosy Living Room, featuring a beautiful open fire - perfect for relaxing on winter evenings. Upstairs, you'll find 2 generously sized Bedrooms, along with a Bathroom. The property is fully double glazed with UPVC windows, ensuring comfort and efficiency throughout the seasons.

Full of character and charm, this property offers an exceptional living space that would be perfect for those seeking a peaceful lifestyle with easy access to local amenities.

Front Porch

Wood effect laminate flooring. UPVC double glazed window to side elevation. Door to Kitchen / Diner. Step up to Utility.

Utility

Space and plumbing for washing machine, space for tumble dryer.

Kitchen / Diner - 15' x 6'11" (4.57m x 2.1m)

A modern Kitchen comprising single bowl stainless steel sink unit inset into worktop surface with matching soft-closing cupboards below and above. Built-in 4-ring electric hob and oven. Space for dining table. Electric storage heater, wood effect laminate flooring, understairs storage area. UPVC double glazed window to rear elevation. Window to side elevation. Door to Lounge.

Lounge - 11' x 11' (3.35m x 3.35m)

A light and airy room with UPVC double glazed windows to front and side elevations. Feature open fire, stone hearth and surround. Electric storage heater, fitted carpet. Door to understairs storage cupboard.

First Floor Landing

UPVC double glazed window to side elevation. Electric storage heater, fitted carpet.

Bedroom 1 - 10'11" x 15' (3.33m x 4.57m)

A good size double Bedroom. Feature fireplace. Built-in storage cupboards and airing cupboard housing hot water tank. Electric storage heater, fitted carpet.

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Bedroom 2 - 8'8" x 7' (2.64m x 2.13m)

UPVC double glazed window to side elevation. Feature fireplace. Fitted carpet, electric storage heater.

Bathroom

3-piece suite comprising bath with shower over, close couple WC and pedestal wash hand basin with tiled splashbacking. Fitted carpet, electric fan heater. Obscure UPVC double glazed window to rear elevation.

Outside

To the front of the property is a gated tiered garden with a hard standing area to the side for a large Storage Shed / Workshop. There is allocated off-road parking for 2-3 cars which is located directly in front of the property.

Agents Notes

This property is subject to an overhead flying freehold.

A septic tank is located in a neighbour's garden and is shared between 3 properties including Hillside. The tank requires emptying every 2.5-3 years and the cost (approximately £150.00) is split between the 3 properties that use it.

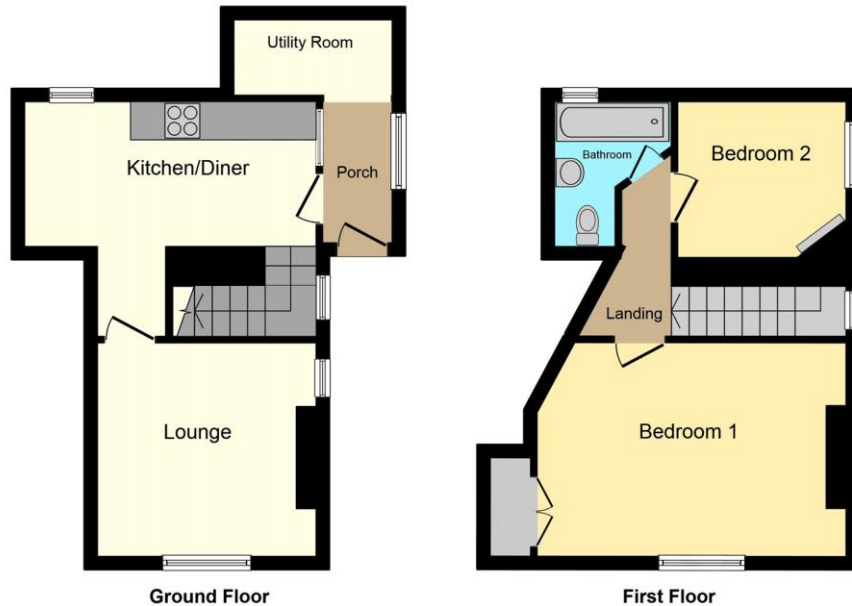
Council Tax Band

A - Torridge District Council



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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Directions

From the Old Bideford Bridge follow the A386 towards Torrington. Having crossed the River, continue around a double bend to your right and then to your left. Immediately after the left hand bend, take the first turning left onto a steep driveway. Continue straight up the driveway to where Hillside will be found at the top and on your left hand side clearly displaying a nameplate.