

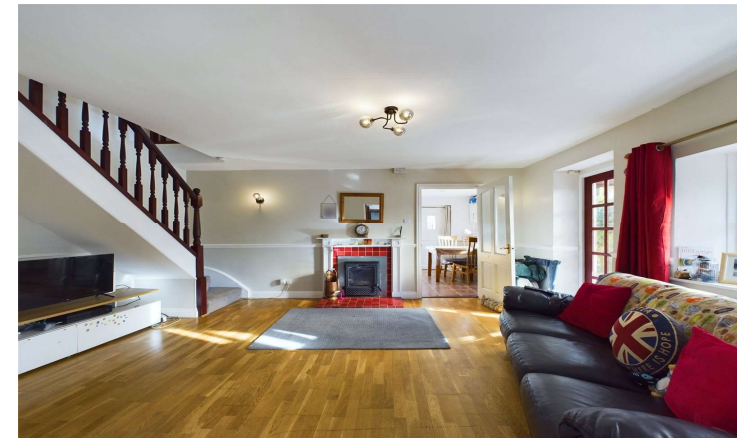


Bond
Oxborough
Phillips

Changing Lifestyles

Clover & Daisy Cottage
Colscott
West Putford
Holsworthy
Devon
EX22 7UX

Asking Price: £625,000
Freehold



Changing Lifestyles

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holsworthy@bopproperty.com

Clover & Daisy Cottage, Colscott, West Putford, Holsworthy, Devon, EX22 7UX

- 3 BED, DETACHED FARMHOUSE
- 3 RECEPTION ROOMS
- ADJOINING 2 DOUBLE BEDROOM ANNEXE
- OFF ROAD PARKING FOR MAIN HOUSE AND ANNEXE
- SEPARATE GARDENS FOR MAIN HOUSE AND ANNEXE
- RANGE OF OUTBUILDINGS
- QUIET AND RURAL LOCATION
- 2 ACRES OF PASTURE LAND
- IDEAL MULTI-GENERATIONAL SET UP OR MAIN HOUSE WITH INCOME POTENTIAL
- EPC: E



Are you looking for a multi-generational set up or a main residence with an income opportunity? Clover & Daisy Cottage could be the property for you! Clover Cottage is a spacious farmhouse offering 3 double bedrooms and 3 receptions rooms, driveway and generous garden. Daisy Cottage is an adjoining annexe which comprises 2 double bedrooms and 1 reception room, separate off road parking and garden. Within the grounds there is access to an outbuilding, store, adjoining double garage and detached double garage. If this wasn't enough, the property also comes with 2 acres of pasture land, situated a short distance from the property. An internal viewing is highly recommended. EPC E.



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Directions

From Holsworthy proceed on the main A388 Bideford road for approximately 5.5 miles and upon reaching Venn Green take the first left sign posted W & E Putford. After approximately 0.75 miles, turn left sign posted West and East Putford. Stay on this country road for 1.5 miles and just as you are entering the hamlet of Colscott, the entrance drive will be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Situated in this small rural hamlet approx 4 miles from the self-contained village of Bradworthy which offers an excellent range of shopping facilities, doctors surgery, bowling green, popular pub, social club etc. There is a Chapel at Putford and this friendly Parish has an excellent range of social/recreational activities. The bustling market town with its wider range of shopping facilities and amenities is some 8 miles distant. The port and market town of Bideford is some 12 miles while the regional North Devon centre of Barnstaple with its acclaimed shopping centre is some 20 miles. Bude and the North Cornish coast is some 13 miles. The North Devon coast is within easy access with such local beauty spots as Clovelly and Bucks Mills.



Internal Description

Clover Cottage

Entrance Hall/Office - 16'7" x 5'11" (5.05m x 1.8m)

Window and door to front elevation. Ample room to hang coats and store shoes. Would also be suitable as a study/office space. Internal door leading to the living room.

Living Room - 16'1" x 13' (4.9m x 3.96m)

Spacious reception room with feature fireplace housing wood burning stove with wooden mantle and red tiles. Ample room for sitting room suite. Stairs leading to first floor landing.

Kitchen/Diner - 18'1" x 8'11" (5.5m x 2.72m)

A fitted kitchen comprising a range of matching wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Built in electric oven with 4 ring hob and extractor over. Space for fridge/freezer and plumbing for slimline dishwasher. Ample rooms for dining table and chairs. Window to front and rear elevations.

Snug - 16'4" x 9'9" (4.98m x 2.97m)

A cosy reception room with feature fireplace housing wood burning stone with slate hearth, stone surround and wooden mantle. Ample room for sitting room suite. Windows to front and rear elevations.

Conservatory - 10'9" x 9'9" (3.28m x 2.97m)

Windows to side and rear elevations, with views of the surrounding garden. Double doors provide access to the enclosed garden.

Utility Room - 13'3" x 5' (4.04m x 1.52m)

Space and plumbing for washing machine and tumble dryer. Window to side and rear elevations and door to side elevation. Provides access to the cloakroom.

Cloakroom - 5'1" x 4'11" (1.55m x 1.5m)

Housing oil fired "Firebird" boiler. Fitted with a wall hung sink and low flush WC. Frosted window to front elevation.

First Floor Landing - 12'7" x 5'6" (3.84m x 1.68m)

Access to loft hatch and airing cupboard housing hot water cylinder.

Bedroom 1 - 16'10" x 10'9" (5.13m x 3.28m)

Generous double bedroom with window to rear elevation, overlooking the garden.

Bedroom 2 - 10'9" x 10'4" (3.28m x 3.15m)

Spacious double bedroom with built in wardrobe. Window to rear elevation, overlooking the garden.

Bedroom 3 - 9'6" x 9'2" (2.9m x 2.8m)

Double bedroom with built in wardrobe. Window to rear elevation, enjoying views of the garden.

Bathroom - 8'1" x 4'8" (2.46m x 1.42m)

A 3 piece suite comprising a panel bath with shower over, close coupled WC, pedestal wash hand basin and heated towel rail. Frosted window to front elevation.

Daisy Cottage

Entrance Hall - 5'2" x 3'11" (1.57m x 1.2m)

Space to hang coats and store shoes. Access to kitchen/diner and the living room. Stairs leading to the first floor landing.

Kitchen/Dining Room - 17'4" x 9'7" (5.28m x 2.92m)

Fitted with a range of matching wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer taps. Built in oil fired ray burn, supplying the hot water and heating. Space for electric cooker with 4 ring hob and extractor over. Space for free standing fridge/freezer. Ample room for dining table and chairs. Access to large under stairs cupboard, providing storage, with space and plumbing for dishwasher. Window to front and rear elevations.

Living Room - 17'4" x 9'9" (5.28m x 2.97m)

Spacious living room with window to rear elevation. Ample room for sitting room suite.

First Floor Landing - 5'10" x 3'9" (1.78m x 1.14m)

Access to loft hatch and airing cupboard housing hot water cylinder.

Bedroom 1 - 18'9" x 9'10" (5.72m x 3m)

Spacious double bedroom with built in wardrobe. Window to rear elevation with views of the garden.

Bedroom 2 - 11' x 9'7" (3.35m x 2.92m)

Double bedroom with built in wardrobe. Window to rear, enjoying views of the garden.

Bathroom - 7'6" x 6'2" (2.29m x 1.88m)

A fitted suite comprising panel bath with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to front elevation.

Store - 8'6" x 5'4" (2.6m x 1.63m)

Light and power connected.

Internal Description

Attached Garage - 27'6" x 14'3" (8.38m x 4.34m)

Sliding doors and 2 windows to front elevations. Power and light connected. Space and plumbing for washing machine and tumble dryer. This would also be suitable an extension to the annexe, subject to gaining the necessary consents.

Detached Garage - 23'2" x 16'2" (7.06m x 4.93m)

Double doors to front elevation, windows to front and side elevations.

Outbuilding - Cob and stone built barn with tin roof, split into 3 sections. 1 open sided bay housing the 2 oil tanks, log store and separate storage area.

Outside - The property is approached via its own tarmacked drive providing off road parking for several vehicles and gives access to Clover Cottage's front entrance door, the 2 double garages, and the stone and cob barn. To the rear of the drive there is a paved patio area providing the ideal spot for alfresco dining and entertaining. Just beyond the patio area, there is veggie plot with greenhouse. Adjoining the patio area, there is a generous garden space which is principally laid to lawn and bordered mature hedges and trees and close boarded wooden fencing. Daisy Cottage has its own separate parking space, situated just outside the property, the front entrance door and garden are accessed via a small metal gate, the garden is principally laid to lawn and decorated with a variety of mature flowers and shrubs along with a feature pond. The garden is bordered by mature hedging providing a high degree of privacy.

Separate Paddock - Accessed via a single track lane, a short walk away from the Clover and Daisy Cottage, is an enclosed paddock extending to approx. 2 acres. The land is gently sloping and bordered by mature hedges.

Services - Mains water and electric. Private drainage and oil fired central heating.

EPC Rating - EPC rating E (42) with the potential to be C (76). Valid until December 2033.

Council Tax Banding - Clover Cottage: Band 'C'



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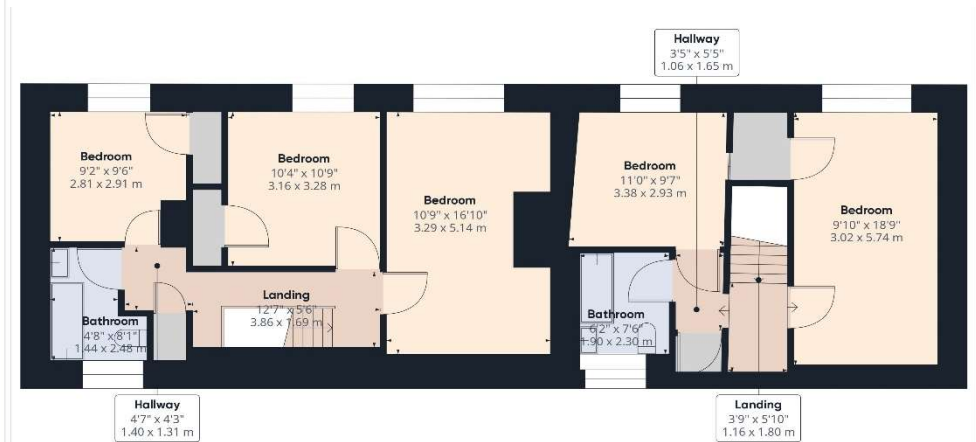
Daisy Cottage



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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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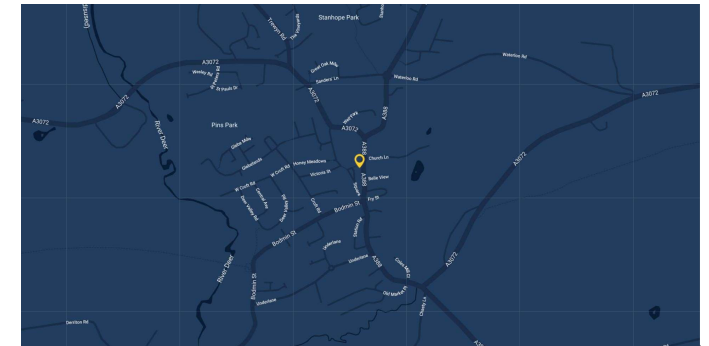
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to provide you with a free valuation of your home.

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