



South Worden, West Putford, West Putford, Holsworthy,
Devon EX22 7LG

Guide Price £565,000



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A privately situated and charming, period property comprising a spacious four bedroom character cottage, gardens, paddocks, purpose built outbuilding providing stabling/garaging and a riding arena. Great scope as a 'home with income', B&B or for holiday letting. About 2 acres.

- Character home for dual occupancy or income
- Very peaceful location
- 32ft Kitchen/Breakfast/Family room
- Sitting room with impressive inglenook
- 4 double bedrooms
- Countryside views
- Plenty of Parking, turning and space for a Horsebox
- 20m x 40m riding Arena
- Level Paddocks
- Excellent modern, purpose built outbuilding with garaging and stabling

SITUATION

South Worden is nestled deep in the Devon countryside and set in over 2 acres of pretty gardens and grounds. The cottage and its land are surrounded by open fields. In this tranquil and unspoilt location, far reaching views can be enjoyed over the surrounding countryside. West Putford consists of three hamlets, with a beautiful 13th Century church, chapel and primary school. The village of Bradworthy is approximately 3 miles away and has a good range of amenities including butchers, vets, garage, post office, general store, public house, doctors and a church.

Some 13 miles distant, is the port and market town of Bideford and it is about 5 miles to the traditional town of Holsworthy, which has weekly livestock and street markets. Holsworthy also offers cycling, fishing, walking and its beautiful golf course. The lovely North Cornwall coast at Bude is about 11 miles and boasts the famous surfing beach at Widemouth.

The area is truly a country lover's paradise and is the perfect place to escape the pressures of modern life.





THE PROPERTY

South Worden is a traditional thatched Devon longhouse with a wealth of character features. Although some 400 years old it is, somewhat surprisingly, not listed and thus benefits from comforts such as uPVC double glazed windows and oil fired central heating throughout. It has been extended and improved and now features modern facilities whilst retaining many character features such as inglenook fireplaces, exposed timbers and ledge and braced doors throughout.

GROUND FLOOR

The front door opens into the:

Dining Room: 17'1 x 14'11 (5.2m x 4.54m) With a beamed ceiling, inglenook fireplace with Bressumer beam over and fitted with a log burning stove, stairs to first floor. English burred oak floor and door to:

Sitting Room: 17'5 x 14'2 (5.3m x 4.32m) Featuring a large inglenook fireplace having a brick surround and fitted with a multi fuel stove, exposed ceiling timbers, door to garden.

Study: 17'2 x 6'9 (5.23m x 2.06m) With window to front and door to:

Kitchen/Breakfast/Family Room: 31'9 x 16'5 max (9.68m x 5.01m) An exceptionally spacious room comprehensively fitted with a range of floor and wall units, single bowl sink, Rayburn, built in electric double oven, gas hob, space and plumbing for dishwasher. Beamed ceiling, loft hatch and having plenty of space for a dining table, arm chairs etc. Doors to:

Utility Room: with space and plumbing for a washing machine, door to outside and stable yard etc.

Rear Lobby/Boot room door to outside.

The following rooms would be ideal as a self contained ground floor annex for letting, relatives or guests. Previous owners have used this area successfully for B&B and were listed in the prestigious Alastair Sawday Special Places to Stay.

Rear Lobby: Hatch to attic space. N.B. This room could be equipped to provide a kitchenette, if required.

Bathroom: Very well appointed and fitted with a white suite, fully tiled walls and boasting a large shower cubicle with electric shower over, pedestal wash hand basin, close coupled WC and roll top bath. Tiled floor with underfloor heating.

Bedroom 3; 15'3 x 14'11 (4.65m x 4.54m) A most spacious triple aspect room with French doors opening to the garden, lightly beamed ceiling.





FIRST FLOOR

Stairs to a generous first floor landing having exposed timbers and fitted with a triple wardrobe providing useful additional storage.

Master Bedroom; 18'7 x 14'4 max (5.67m x 4.38m max) Another large dual aspect room with exposed timbers, a stripped pine floor, feature fireplace (not in use) and door to: **En-suite Shower Room:** White suite comprising a shower cubicle with electric shower over, close coupled WC, pedestal wash hand basin

Bedroom 2: 15'10 x 14'11 (4.82m x 4.55m) A stunning double aspect room with exposed A frames and double doors to a balcony from where views over the surrounding countryside can be enjoyed. Ash flooring.

Bedroom 4: 12'8 x 9'5 (3.85m x 2.87m) With exposed timbers, a built in wardrobe and airing cupboard housing the hot water cylinder.

Bathroom: Large fully tiled double shower cubicle with electric shower over, back to wall WC, inset wash basin over a vanity unit with plenty of cupboards and storage. Tiled splashbacks. Heated towel rail.

GARDENS

From the country lane a five bar gate opens into the yard with hard standing, parking and turning. The delightful cottage gardens are a lovely feature of South Worden. There is a rose and clematis clad pergola, several large herbaceous borders, a conifer bed, many roses and peonies and a separate wild flower garden. The gardens are completed by a Japanese inspired garden with a water feature and seating.

EQUESTRIAN FACILITIES

The sand Riding Arena measures about 20m x 40m and is enclosed by post and rail fencing. There are two enclosed level paddocks providing grazing.

OUTBUILDING

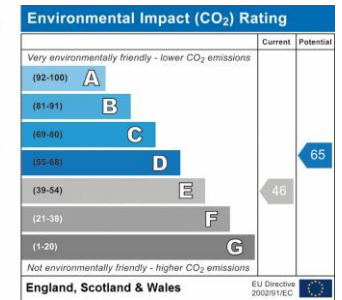
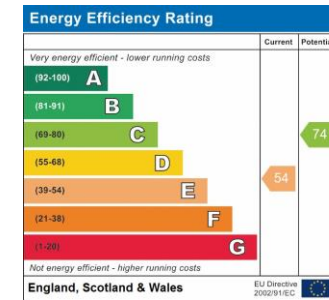
Approached from a yard providing plenty of parking and turning and also offers space for a horse box is a modern purpose built outbuilding about 34' x 48' (10.4m x 14.6m) overall. It boasts 4 x open fronted garages or storage areas, kenneling and stabling including two 12' x 12' (3.66m x 3.66m) loose boxes, a foaling box 12' x 16' (3.66m x 4.88m) and tack/feed room 12' x 12' (3.66m x 3.66m). There is also further parking to the front of the cottage.

Services and Local authority: Mains water supply, mains electricity, private drainage. Oil fired central heating.

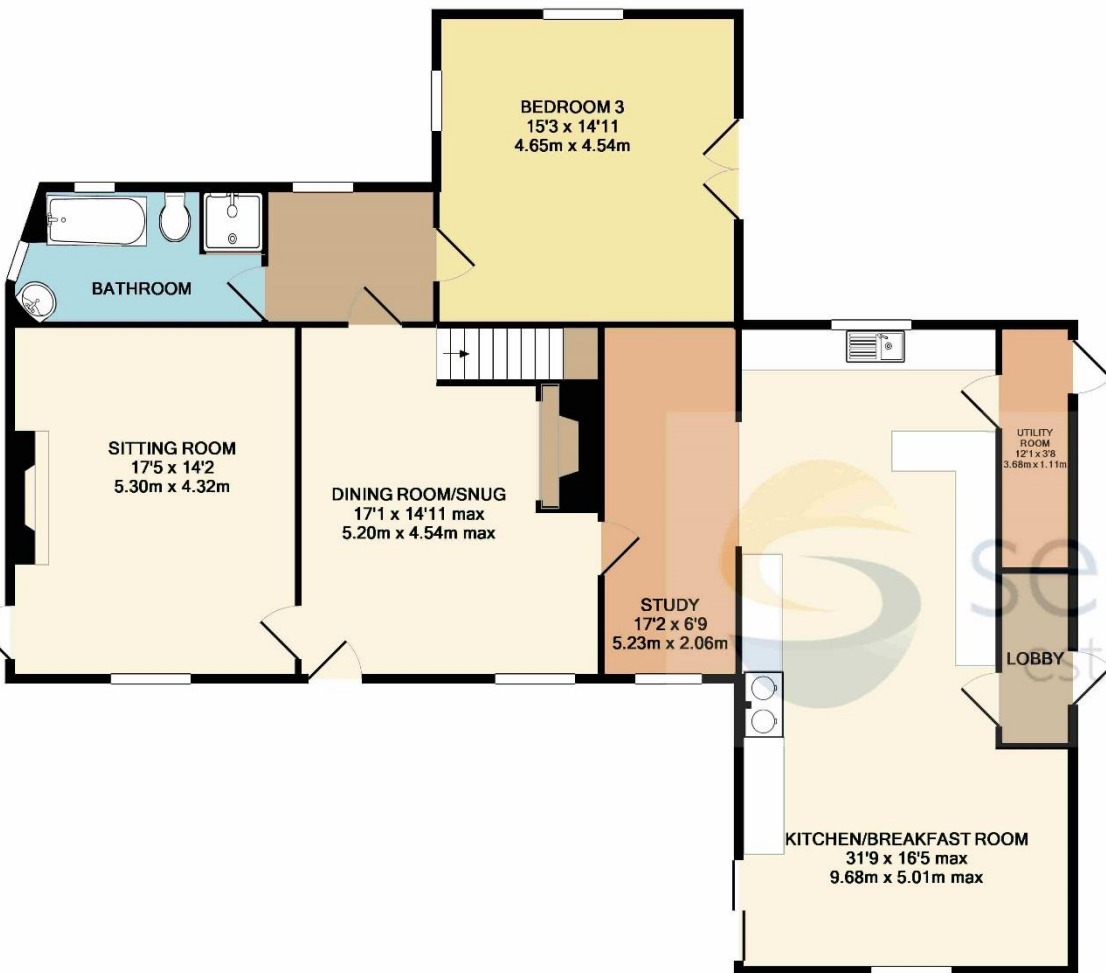
Torrige District Council Tax: Band F. **Tenure:** Freehold.

DIRECTIONS

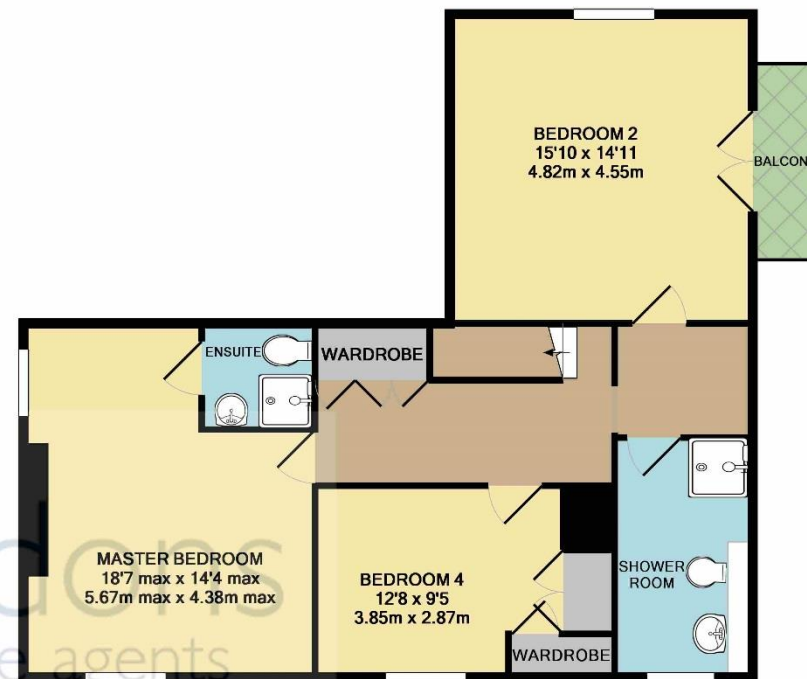
From the centre of Stibb Cross, continue on the A388 towards Milton Damerel & Holsworthy. Drive along this road passing the 'Woodford Bridge Country Club' on your right hand side and after about 3.3 miles in total and on reaching Shop Cross and turn right signed to Abbots Bickington and W & E Putford. Continue along this road for about 1.3 miles to the cross roads at 'Five Lanes Cross' and go straight on along this lane for approximately another 0.5 mile and on reaching Worden Cross fork right. South Worden will be found after about 150m on the left.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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