



mansbridgebalment

BERE FERRERS OIEO £400,000





HONEYSUCKLE COTTAGE

Silver Street, Bere Ferrers PL20 7JN

Superbly positioned in a peaceful location on the river front, a spacious and versatile semi-detached character cottage

Three/Four Bedrooms. Bathroom & Shower Room
21ft Sitting/Dining Room with Feature Open Fireplace

South Facing Gardens with Paved Patio

Mooring Point & Direct Access to Shoreline & River

Fabulous Uninterrupted Views

Highly Desirable Village

No Onward Chain

OIEO £400,000



**19 Fore Street
Bere Alston
Devon
PL20 7AA**

mansbridgebalment.co.uk





SITUATION AND DESCRIPTION

Superbly positioned in a riverfront location on the tidal shoreline of the River Tavy estuary and enjoying stunning uninterrupted views along the river and countryside beyond, a spacious three/four bedroom two bathroom semi-detached character cottage with two/three reception rooms and a wealth of period and interesting features. The south facing gardens border the river and make the most of its fabulous position.

This charming property was originally two separate cottages, the first a much older cottage, rustic and full of character and the second Victorian in age with larger proportions, higher ceilings and sash windows, which have been cleverly combined to provide a spacious home with versatile accommodation set over two floors.

The cottage is offered with no onward chain and is peacefully situated on the river with no passing road traffic in the highly desirable Devon village of Bere Ferrers and within easy reach of the village amenities and transport links.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Solid wooden entrance door with storm porch leads into:

ENTRANCE PORCH

Exposed beams; exposed stone walls; slate floor; multi-paned wooden door leads into:

LIVING ROOM

14' 1" x 13' 9" (4.29m x 4.19m) maximum

Full of character with feature brick open fireplace with chestnut lintel with a Jetmaster woodburning grate; exposed beams; feature slate flooring; exposed stone walls; part wood panelled walls; multi-paned window to rear with exposed wooden lintel and slate sill and window seat enjoying fabulous river and countryside views; floor mounted Creda night storage heater; recess with pine staircase rising to first floor; opening into sitting/dining room and pine wooden door into:

KITCHEN/BREAKFAST ROOM

11' 3" x 9' 9" (3.43m x 2.97m)

Fitted with matching wooden fronted cabinets with roll top worksurfaces; inset stainless steel single sink unit with mixer tap and drainer; space for cooker; space for fridge/freezer; exposed beams; terracotta tiled flooring; built-in under-stairs storage cupboard; exposed stone walls; multi-paned window to rear with exposed lintel, slate sill and window seat with river and countryside views.

SITTING/DINING ROOM

21' 5" x 11' 9" (6.53m x 3.58m)

Spacious dual aspect room with feature open fireplace with granite lintel and slate hearth housing a Stovax cast iron multi fuel burning stove; television point; telephone point; exposed wooden flooring; recessed spotlighting; angled balustrade oak staircase rises to first floor with built-in understairs storage cupboard; sash window to front aspect; additional sash window to side overlooking garden with views along the river; two floor mounted Creda night storage heaters.





UTILITY AREA

4' 10" x 3' 6" (1.47m x 1.07m)

With space and plumbing for automatic washing machine; tiled flooring; extractor fan; small loft access; double glazed window to side.

GROUND FLOOR BATHROOM

7' 7" x 5' (2.31m x 1.52m)

Fully tiled and fitted with a white suite comprising panelled bath with Mira Sport shower over, low level WC, inset wash handbasin with storage cabinets beneath; built-in wall hung storage cupboard with mirror and downlighters; recessed spotlighting; extractor fan; wall mounted electric fan heater; heated towel rail; obscure double glazed window to side.

FIRST FLOOR:

LANDING

13' 9" x 5' 10" (4.19m x 1.78m) minimum

Accessed via the staircase from the living room with exposed beams and A-frames; exposed stone walling; exposed wooden flooring; built-in wardrobe with hanging, storage and hot water tank with immersion water heater with timer; floor mounted Creda night storage heater.

BEDROOM ONE

15' 1" x 10' 2" (4.6m x 3.1m)

Feature vaulted ceiling, exposed beams and A-frames; feature cast iron Victorian-style fireplace with slate hearth; exposed stone walling; exposed wooden floors; multi-paned window to rear with slate sill enjoying panoramic views along the river and countryside beyond; Creda night storage heater.

BEDROOM THREE

8' 2" x 8' 1" (2.49m x 2.46m)

Feature vaulted ceiling exposed beams and A-frames; exposed stone walling and wooden flooring; small access to cold water tank; multi-paned window to rear with slate sill enjoying the stunning position over the River Tamar and countryside beyond.

SHOWER ROOM

8' 1" x 5' 6" (2.46m x 1.68m)

Fitted with a tiled shower cubicle with Mira Sport shower, low level WC, pedestal wash handbasin with illuminated mirror; exposed beams; exposed stone walling and wooden flooring; double glazed Velux window to rear.

FAMILY ROOM/BEDROOM FOUR

12' 9" x 12' 3" (3.89m x 3.73m)

A lovely light and airy room. Accessed via the staircase from the sitting/dining room and currently arranged as a third reception room but could easily revert to the fourth bedroom, if required.

Feature cast iron Victorian-style fireplace with slate hearth; exposed wooden flooring; recessed spotlights; access to fully boarded loft space; sash window to side overlooking garden with fabulous views of the church and along the River Tavy; wall hung Creda electric radiator; door into:

BEDROOM TWO

12' 9" x 9' (3.89m x 2.74m)

Feature cast iron Victorian-style fireplace with slate hearth; exposed wooden flooring; built-in wardrobe with hanging and storage; recessed spotlighting; sash window to front; floor mounted Creda night storage heater.





OUTSIDE:

The property enjoys gardens to its side and to the rear, both of which border the shoreline and enjoy stunning uninterrupted views along the river and countryside beyond.

A pedestrian wooden gate opens to a paved footpath which leads to the main entrance and continues along the property to provide access to all garden areas.

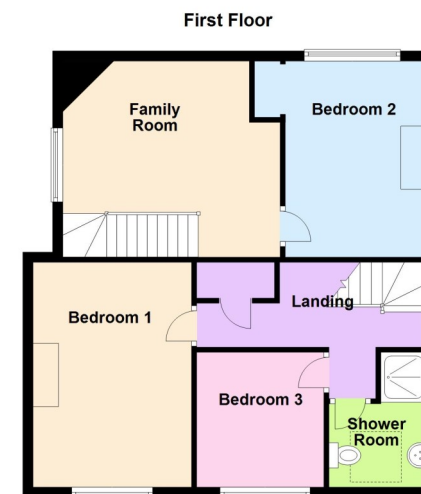
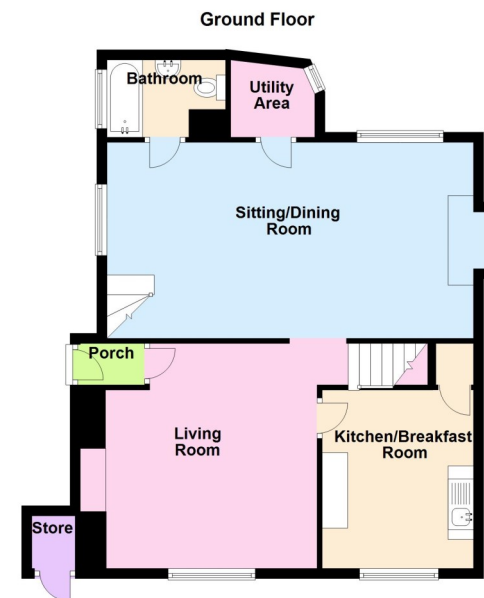
The majority of the garden is located alongside the cottage, enclosed by attractive stone walling and enjoying a sunny south facing aspect, currently heavily stocked with a colourful array of plants, shrubs and bushes.

To the rear of this section of garden is a paved patio area providing a delightful spot for outside dining and enjoying the sun with a superb outlook across the river.

To the rear of the garden, a wooden five bar pedestrian gate opens to provide access to an area of lawn which borders the shoreline which has a mooring point and direct access from here to the shoreline and river.

The rear garden is enclosed by mature hedging and the attractive stone wall, once again enjoying the views and peaceful surroundings, heavily stocked with a variety of mature plants and bushes. From here there is access to a garden store (4' 2" x 2' 11") (previously the outside WC).





FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019. Plan produced using PlanUp.

SERVICES

Mains electricity, mains water and mains drainage.

OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office head up Fore Street away from the shops and out of the village. At the T junction turn right signposted to Bere Ferrers. Upon reaching the village carry on passing the social club on the left and continue to the public house. A footpath directly to right of the public house leads to the property .

BETTER *COVERAGE*, WIDER *CHOICE*
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* PL19, PL20, EX20