Howes Estates

Residential Sales & Lettings
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PURE LETTINGS

Woodthorne Cottage West Putford, Devon, EX22 7RS

Price £345,000

Property Description

NO STAMP DUTY **A MODERN FOUR BEDROOM DETACHED COTTAGE**

Offered with **NO ONWARD CHAIN**, this beautifully presented period style cottage was built in the early 2000's combining modern day comfortable accommodation with all the character of a period property.

Accommodation briefly comprises of an open plan style kitchen/dining area, a dual aspect sitting room with warming wood burning stove, a utility room, a ground floor cloakroom, four first floor bedrooms, an en-suite shower room and a family bathroom.

Further benefits include recently installed PVCu double glazed windows & doors, oil fired central heating, a detached double garage, off street parking for at least two vehicles and easy to manage private gardens.

Property of this nature and calibre set within the peaceful sought after village of West Putford are fairly rare to the market and Howes Estates recommends an urgent internal inspection to avoid disappointment.

The peaceful rural hamlet of West Putford with its historic church is conveniently situated just 8.5 miles from the traditional market town of Holsworthy and just 3 miles from the popular village of Bradworthy.
Bradworthy offers a good range of day to day amenities including a butchers, ironmonger, public house, garage, vets, doctors surgery, post office and general stores, village hall and highly-regarded school.
The A39 North Devon link road is within easy reach allowing access to the stunning North Devon/Cornwall coastline with its sandy beaches and west to the larger towns of Bideford and Barnstaple just 12 miles and 20 miles away respectively.

Accommodation

Approach
The cottage is approached via a five-bar gate leading around to the private parking area.

A thatched 'Gallows Bracket' porch with stained glass windows leads to a modern double glazed door opening to:

Reception & Dining Area 5.44m x 3.23m (17'10" x 10'7")
Open plan style, with fitted carpet, two radiators, PVCu double glazed French doors and built in storage cupboards.

Kitchen 4.22m x 3.45m (13'10" x 11'3")
Having a range of quality fitted storage cupboards, drawers and work surfaces, built in electric oven and microwave, built in dishwasher, built in fridge/freezer, inset induction hob with extractor fan over, inset Belfast sink with mixer tap, tiled surrounds, vinyl flooring and dual aspect PVCu double glazed windows.

Utility Room 2.69m x 1.80m (8'9" x 5'10")
With space & plumbing for a washing machine, fitted storage cupboards & work surfaces, inset composite sink/drainer, tiled surrounds, vinyl flooring, PVCu double glazed window and door to rear.

Cloakroom
Having a low level w.c and wash hand basin.

Sitting Room 5.44m x 4.45m (17'10" x 14'7")
With fitted carpet, dual aspect PVCu double glazed windows, brick fireplace with inset wood burner and two radiators.

First Floor Landing
With fitted carpet and walk-in airing cupboard.

Bedroom One 3.45m x 2.97m (11'4 x 9'9)
Having a fitted carpet, dual aspect PVCu double glazed windows and radiator.

En-suite
With fully tiled shower cubicle & glazed screen door, low level w.c, pedestal wash hand basin, part tiled walls, fitted carpet, radiator and obscured glass PVCu double glazed window.

Bedroom Two 3.43m x 2.97m (11'3" x 9'8")
With fitted carpet, radiator and PVCu double glazed window.

Bedroom Three 3.43m x 2.0m (11'3" x 6'6")
With fitted carpet, radiator and PVCu double glazed window.

Bedroom Four 3.45m x 2.34m (11'3" x 7'8")
With fitted carpet, radiator and PVCu double glazed window.

Family Bathroom
Having a traditional white suite comprising of a panelled bath with shower/mixer tap, tiled shower cubicle with glazed screen door, low level w.c, pedestal wash hand basin, electric shaver point, vanity storage cupboard, part tiled walls, radiator, fitted carpet and obscured glass PVCu double glazed window

Outside
To the front of the property is a stone gravelled parking area capable of receiving at least two vehicles and well stocked border areas with colourful plants and shrubs.
To the rear of the property is an easy to maintain private courtyard garden with stone laid paving leading onto well stocked borders of plants, trees and shrubs.

Double Garage 5.89m x 5.74m (19'3" x 18'9")
Having an electrically operated up & over door, fitted power & light and side access door.

Services
Mains Water
Private Drainage
Mains Electricity
Council Tax Band 'D'

Agents Note:
The Agent notes that neither wide angle lenses or photo editing were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Consumer Protection from Unfair Trading Regulation
As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Viewing
To make an appointment to view this property please contact Howes Estates on 01409 253946

Referal Fees
Howes Estates offer a mortgage referral service to either The Mortgage Advise Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.

Directions

Postcode for sat nav : EX22 7RS

Okehampton Branch – Registered Office
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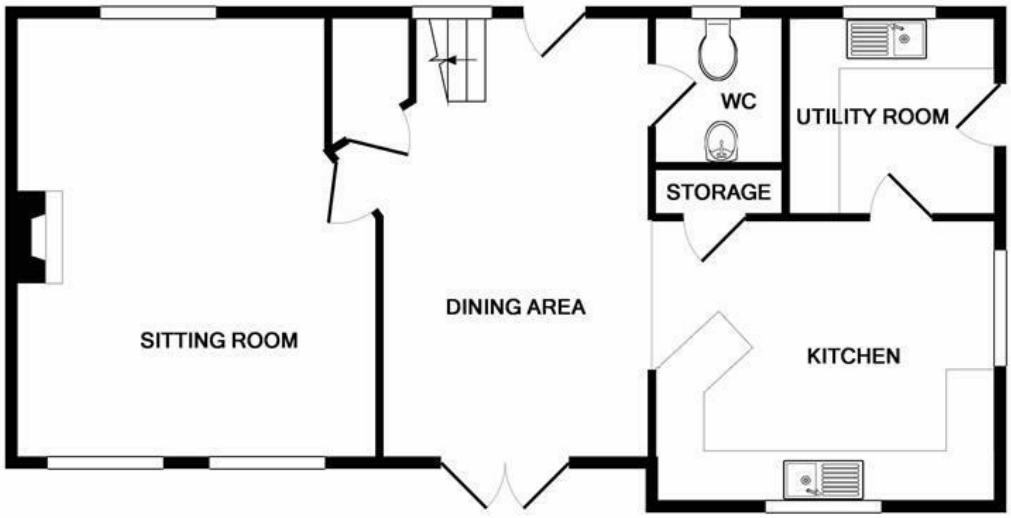
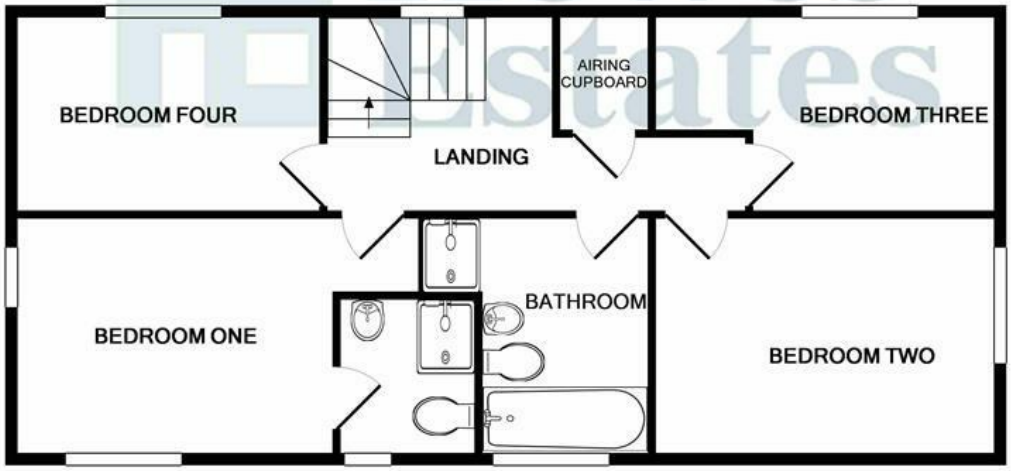
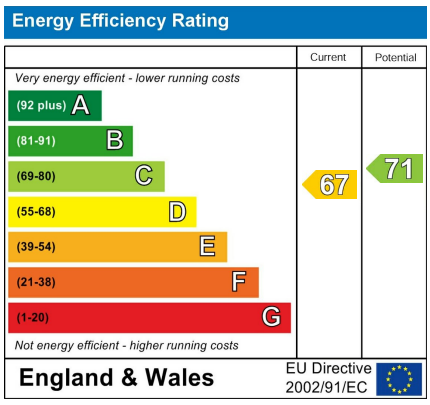
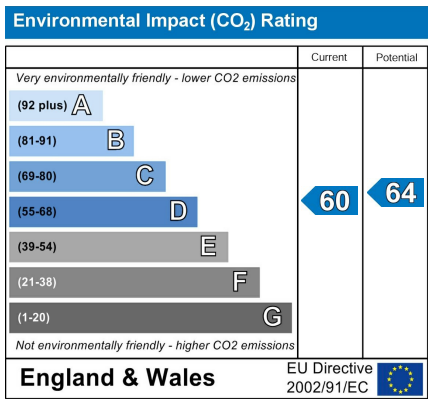


GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1426 SQ.FT. (132.5 SQ.M.)

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