

for sale



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Woodside
Centery Lane, Bittadon,
Barnstaple, North Devon.
EX31 4HN



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Woodside

Centery Lane, Bittadon,
(Not far from Ilfracombe)
Barnstaple,
North Devon. EX31 4HN

Offers invited in excess of
£450,000

A very rare opportunity to own a 1950's detached cottage in the countryside. This property is well presented. However is in need of total modernisation, giving the new owner scope to create a wonderful home not far from the coast.

No Onward Going Chain

- No onward going chain
- A very rare opportunity to create a unique home
- Detached 1950's well appointed Cottage
- Ripe for modernisation
- Undoubted potential for extension subject to planning
- Set in half an acre of level gardens
- Surrounded by open countryside
- Very convenient for access to coastal attractions
- Impressive views from first floor
- Detached Double Garage
- Ample Parking
- Well stocked level gardens
- Former vegetable garden
- Enclosed Entrance Porch leading to Hall
- Living Room connecting with Snug
- Snug overlooking garden with patio doors off
- Separate Dining Room
- Kitchen with Breakfast Area and Oil Fired Rayburn
- Ground floor Cloakroom
- UPVC Rear Porch/Utility
- 2 Double Bedrooms with Wardrobes
- 3rd Bedroom
- Bathroom with Separate WC
- UPVC Double Glazing
- Electric Night Store Heating and Open Fires
- Don't regret missing this one!

Distances Approximately:

*3.5 Miles to Ilfracombe
5.5 Miles to Coombe Martin
6.5 Miles to Woolacombe
7 Miles to Barnstaple
8.5 Miles to Braunton
10 Miles to Croyde
21 Miles to South Molton
45 Miles to M5 Motorway
44 Miles to Tiverton Rail Station
60 Miles to Exeter*



Situation:

Woodside, is in a much sought after and popular part of North Devon. The property occupies a delightful rural setting surrounded by open farmland, not far from the coast, with views to towards Exmoor.

Bittadon is hamlet located not far from the North Devon coast between the regional centre of Barnstaple and coastal town of Ilfracombe.

Other coastal villages nearby include Woolacombe, Morteohoe, Lee Bay and Combe Martin. Braunton, Croyde and Saunton are also not far away. The South West Coastal Path, Exmoor and The Tarka Trail are popular attractions as is the rugged coastline and picturesque sandy beaches popular with bathers and surfers alike.

This is a very rare opportunity not to be missed, be quick to avoid disappointment!

Location:

North Devon, is an ever increasingly popular part of the country to live, with its breath taking scenery, wide open spaces and dramatic coastline. Barnstaple, North Devon's regional centre offers a good selection of shops and amenities including a number of sports facilities, out of town shopping, cinema and theatre.

The town also benefits from a rail link with Exeter via The Tarka Line. The A361 North Devon Link road connects the town with the motorway network at Tiverton. The nearest town is Ilfracombe, being just a short drive away offering a selection of shops, amenities and schooling along with theatre and coastal attractions.

Centery Lane is just off the coastal route near Lynton Cross, making it very easy to access the local villages and attractions yet not being on a tourist route itself, making the country lane an added feature to the setting.



Property:

Woodside, offers a rare and wonderful opportunity for those wishing to take on an established property in need of updating and create a unique new home in the countryside. This modest property was built in the early 1950's and has not been offered for sale since the 1970's. The property has been well looked after and is well presented. However, it is now in need of updating and is currently arranged as follows; front entrance porch leading to hallway, dining room, sitting room, connecting with snug and kitchen/breakfast room, rear hall with cloakroom off and useful store cupboard, rear porch/utility, staircase leading to first floor with 3 bedrooms, bathroom, separate WC and airing cupboard off, built in wardrobes to the 2 front bedrooms and country views enjoyed from all. Heating is via night store heaters, open fires and oil fired Rayburn in the kitchen. The property also benefits from UPVC double glazing. Outside are delightful level gardens, ample parking and double garage set in a ½ acre plot.

Accommodation briefly comprises (with all measurements being approximate):

Enclosed Entrance Porch with UPVC Entrance Door and matching glazed side windows leading to Front Door which in turn leads to:

Entrance Hall: with night store heater, staircase off.

Dining Room: 14' 10 x 11' 9 (4.52m x 3.58m) with dual aspect, night store heater, feature fireplace having open grate and tiled surround:

Sitting Room: 14' 10 x 12' 0 (4.52m x 3.66m) with feature fireplace having open grate, tiled hearth and wood mantle, twin glazed doors leading off to

Snug: 11' 4 x 7' 10 (3.45m x 2.39m) with outlook over the garden, night store heater and sliding Patio door to rear garden

Kitchen Breakfast Room: 12' 1 x 9' 7 (3.68m x 2.92m) with outlook over the rear garden, oil fired 'Rayburn', selection of base cupboards, nest of drawers, sink and drainer unit with mixer taps, electric cooker point, flush built in cupboards include; under stairs broom cupboard, pantry and larder, doors lead off to sitting room, front and rear halls

Rear Hall: with useful cupboard used for housing freezer, coats cupboard and back door off

Cloakroom: with WC and wash basin

UPVC Rear Porch/Utility Room: 6' 10 x 5' 9 (2.08m x 1.75m) with plumbing for washing machine and door to outside

Staircase to first floor landing with loft hatch, airing cupboard housing hot water tank

Bedroom 1: 15' 5 x 15' 0 (4.70m x 4.57m) with a dual aspect enjoying open views to the countryside, flush built in wardrobes and night store heater.

Bedroom 2: 14' 10 x 12' 0 (4.52m x 3.66m) with a dual aspect enjoying open views to the countryside, flush built in wardrobes and night store heater.

Bedroom 3: 9' 3 x 8' 8 (2.82m x 2.64m) with open views to the countryside and night store heater.

Bathroom: with white suite comprising panelled bath with tiled splash back and wash basin, towel rail and electric wall heater

Separate WC: with WC

OUTSIDE: The property is approached via twin gates along a tarmac driveway providing parking for a number of vehicles and access to

Detached Double Garage: 20' 0 x 16' 0 (6.10m x 4.88m) a concrete section building with up and over door and rear personnel door

Gardens:

Woodside occupies a large level half acre plot which offers ample garden for those looking to create a vegetable garden as the previous owners did. The gardens are laid out into a number of different areas screened by mature hedges, creating independent spaces for themed gardens if so desired. There is a rockery feature with pond, many mature plants and shrubs are scattered around the garden. No doubt the changing of the seasons will reveal a number of blooms through the year. The plot extends to approximately half an acre in total.

SERVICES:

Mains electricity and water, septic tank drainage. An oil tank supplies the Rayburn in the kitchen.

COUNCIL TAX:

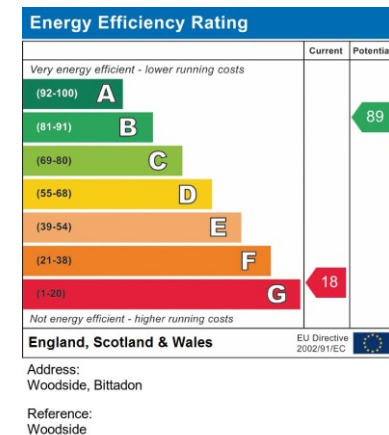
Band 'F'

(This band seems high. The agents would recommend the new owners get this reassessed if they are not intending to extend the property)

ENERGY RATING:

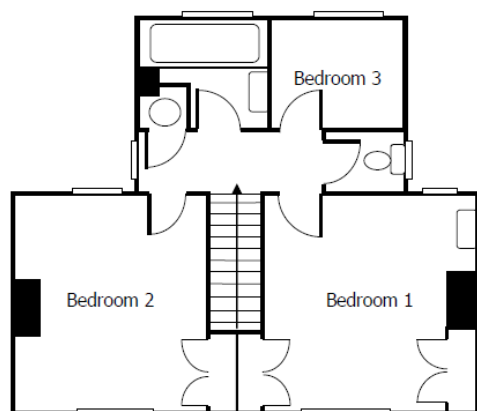
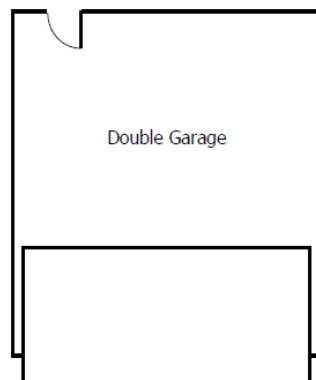
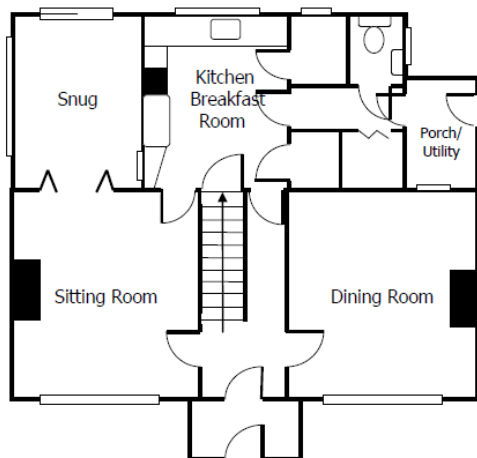
Band 'G'

Agents Note: This property has undoubted potential for extension or redevelopment subject to planning, as this is a superb location worthy of an impressive home.



Agents Note:

This floor Plan is for guidance only, it cannot be guaranteed as accurate or to scale.



To arrange a viewing please contact



Mark Devitt Property Marketing Consultants

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Woodside.**Agents Note:**

This is purely for guidance to identify the plot and must not be taken as the certified plot identified in the vendors title

**Directions**

The property is very easy to find. If you leave Barnstaple on the North Road (A39) pass the hospital on the right, then go straight ahead at the roundabout. Take the next left on to the B3230 towards Ilfracombe. Follow the road for just over 6 miles going through the hamlets of Muddiford, Milltown and Bittadon on to the petrol station at 'Lynton Cross' turn right and follow the A3123 towards Berry Down Cross for half a mile, then turn right just before the bend in to Centery Lane. Follow the lane and Woodside is the 3rd property on the right.



