Hedgehog Cottage

STAGS

Hedgehog Cottage

Horns Cross, Bideford, Devon, EX39 5DW

Bideford 5 miles Clovelly 6.5 miles Barnstaple 14 miles

A charming detached 3-bed cottage with large gardens & parking close to the coast.

- 3 Bedrooms
- 2 Reception Rooms
- Contemporary Living Space
- PV Solar Array
- Freehold
- Large Gardens
- Outbuildings
- Parking for Multiple Vehicles
- Approx. 0.30 Acres
- Council Tax Band 'D'

Guide Price £450,000

Situation

Hedgehog Cottage is set within the peaceful hamlet of Horns Cross, surrounded by the beautiful, unspoilt Devon countryside and close to the rugged North Devon coast. Peppercombe Beach and the South West Coast Path are within walking distance, with the popular Coach & Horses pub conveniently situated in the hamlet. The South West Coast Path provides access to some of the area's most spectacular coastal scenery, with attractive walks through the Peppercombe Valley and along the cliffs towards the historic fishing village of Clovelly.

The port town of Bideford (approximately 5 miles) extends a wide range of facilities; including independent and artisan shops, banks, pubs, restaurants, cafés and schooling for all ages, together with several supermarkets. The coastal resort of Westward Ho! (approximately 5.5 miles) offers a long sandy beach, surfing and a good range of pubs, restaurants and cafés, whilst the picturesque estuary villages of Appledore and Instow (approximately 8 miles) provide historic quays, sandy beaches and further places to eat and drink. The A39 passes directly through Horns Cross, providing brisk passage to Bideford, North Devon and the wider regional road network, whilst Clovelly is approximately 6 miles to the west.

Description

Hedgehog Cottage is a detached period cottage that has recently been impressively and painstakingly extended. The house offers spacious and versatile accommodation, including two reception rooms, a large contemporary kitchen/dining/living space, a utility room and three bedrooms. The property could benefit from further modernisation or improvement if desired, and a downstairs reception room could be used as a bedroom, if required. The large, mature and well-tended gardens and grounds extend to approximately 0.3 acres, with various useful outbuildings, including a large studio that offers potential for ancillary accommodation (STP). The driveway/car park provides parking for multiple vehicles.

Accommodation

Set within an open porch, the part-glazed front door opens into the ENTRANCE HALL, with staircase leading up and storage cupboard beneath, space for hanging coats, doors to the sitting room and dining room, and a door leading out to the covered rear hallway. UTILITY with fitted worktop, space and plumbing for white goods, Belfast sink and door to the large lean-to greenhouse/potting shed/store (22'10" x 7'3"). The DINING ROOM has an inglenook fireplace with wood-burning stove and oven above, and a doorway to the SCULLERY, which is double-aspect and fitted with a range of light-coloured units, tiled worktops and splashbacks, ceramic sink, boiler, inset storage, space and plumbing for white goods, and a door to the courtyard and gardens. The SITTING ROOM is double-aspect, with seating focused around a wood-burning stove on a quarry-stone hearth, with steps leading up to the gorgeous and spacious contemporary KITCHEN/DINING/LIVING ROOM. This has a vaulted ceiling, Velux window and attractive stone wall, and is fitted with a stylish range of grey units with granite worktops over, electric range cooker and composite sink/drainer. The room allows for a large central farmhouse-style dining table, with seating in front of panoramic windows and double doors leading out to a terrace and gardens.

Stairs lead up to the landing, three bedrooms and family bathroom. BEDROOM 1 is a double room with double aspect, fitted open wardrobe and en-suite shower room with shower and basin. BEDROOM 2 is a double room with double aspect and fitted storage, with side chimney breast. BEDROOM 3 is a single room. The FAMILY BATHROOM comprises a retro corner bath, basin and WC.

Gardens & Grounds

The house is set back from the road behind a low wall and tall, mature hedgerows. The main garden is on the western side of the house, predominantly laid to lawn, with a variety of mature planted beds and borders, a large, healthy, well-stocked pond, large wooden shed and pathway leading to the western edge of the property and car park, providing parking for multiple vehicles. Behind the house, there is a paved terrace with seating area and covered pergola over. On the eastern side of the house, there is a small courtyard, with a gateway leading to the front of the cottage, large shed/workshop and the large 'kitchen garden', with productive cultivated beds, a variety of fruit trees and a polytunnel. The garden tapers to a wild and wooded area. At the foot of the main garden, there is a large STUDIO (19'9" x 17'4"), with wood-burning stove, power and lighting, offering potential for a variety of uses or ancillary accommodation (STP).

Services & Additional Information

Services: Mains electric and water. Private drainage. Roof-mounted, PV solar array.
Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

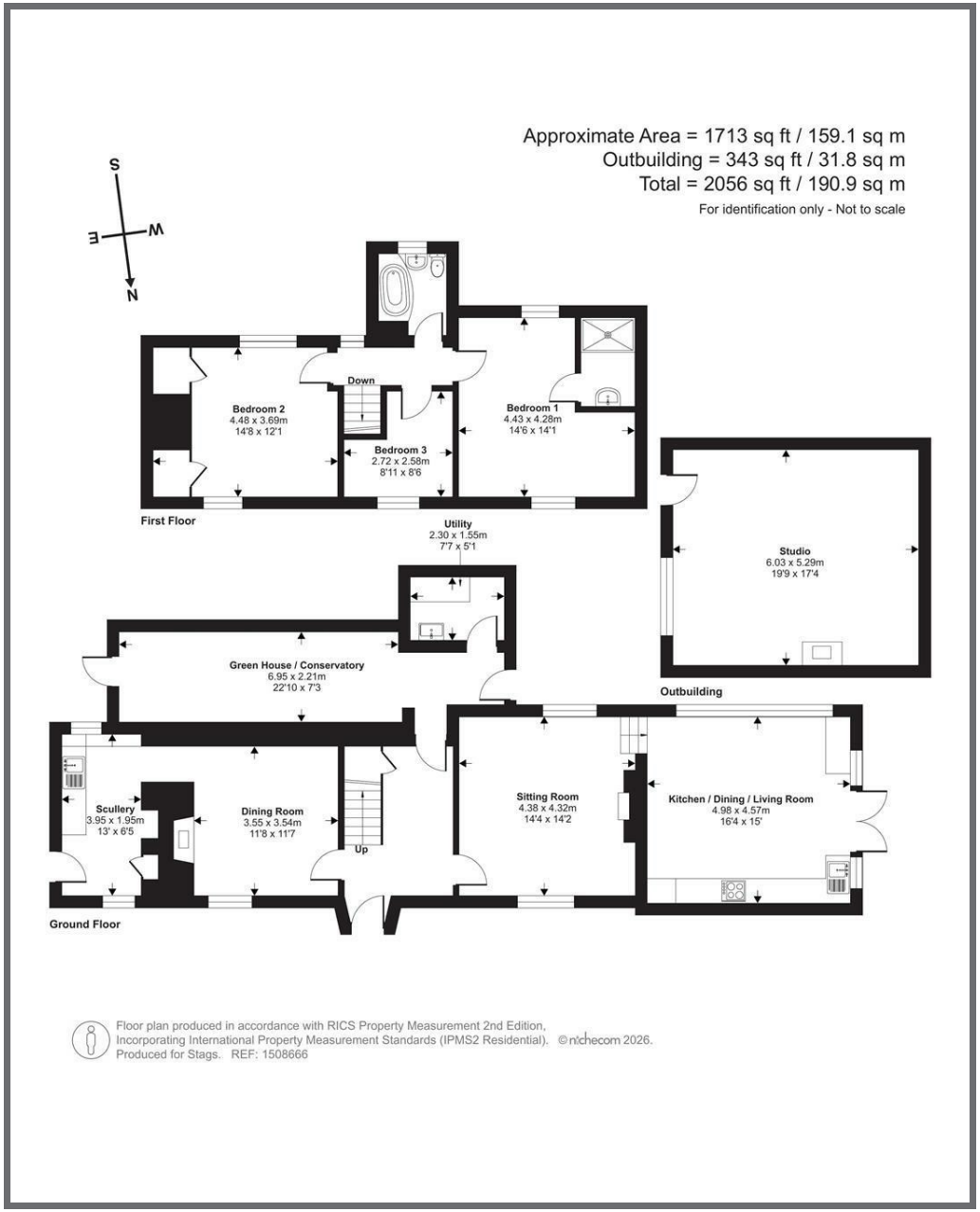
Viewings

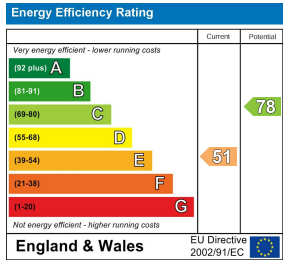
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from the east, after passing over the Torridge Bridge, continue straight over the Haywood Roundabout, continue on the Atlantic Highway (A39), for approx. 6.5 miles, and the property will be found on your left, with a Stags board clearly displayed.
Postcode: EX39 5DW (Not to be relied upon)
What3words: ///situated.brochure.barrel

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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