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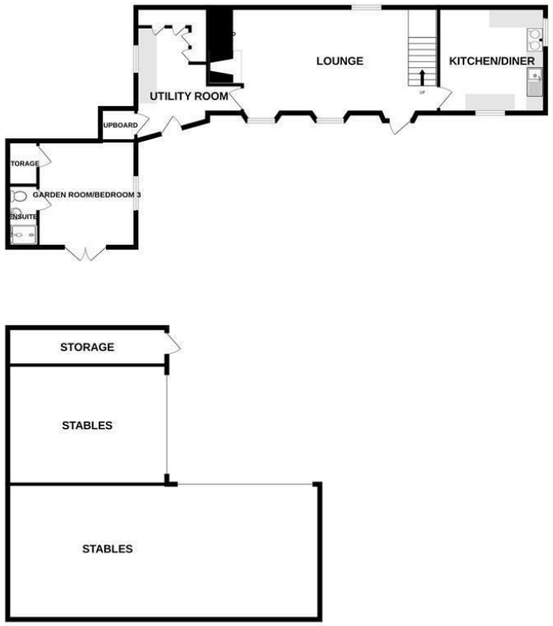
GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Rice Cottage

Alverdiscott, Webbery, Bideford, Devon EX39 4PU

Asking Price

**£599,749**

- Recently Fitted Thatched Roof
- 1.4 Acres
- Small Holding Opportunity
- Grade II Listed
- Private Stables
- Charming Cottage
- 2/3 Double Bedrooms
- Garden Room With Ensuite
- Established Cider Apple Orchard

## Directions

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road past Tamar Trading on the right and take the next turning on the right into Manteo Way. Continue up this road until you reach the roundabout. Take the first left at the roundabout and continue along the road until reaching Rice Cottage on your left hand side.

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

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Phillips Smith & Dunn are delighted to bring to market this stunning Grade II listed 2/3 bedroom thatched cottage. Accessed via a sweeping driveway, Rice Cottage sits within 1.4 acres and benefits from the addition of private stables and a large detached garden room. The property offers the potential purchaser a unique opportunity to acquire a fine example of a traditional Devon thatched cottage within a small holding. Whilst the property benefits from being nestled in the luscious countryside it is only around 1 mile to the nearest bus stop, and then approximately 1 mile the other way is Heddons Farm shop which is a local family farming business selling all local produce right on your doorstep. Just three miles heading towards Bideford is Tesco supermarket for all your amenities . The property is ideal for those seeking "The Good Life" but not too far off the beaten track.

## Room list:

**Ground Floor**

**Lounge**
4.92 x 3.52 (16'2" x 11'7")

**Kitchen/Diner**
4.41 x 2.97 (14'6" x 9'9")

**Utility**
2.94 x 2.35 (9'8" x 7'9")

**First Floor**

**Bedroom Two**
4.29 x 3.03 (14'1" x 9'11")

**Bathroom**
2.47 x 1.64 (8'1" x 5'5")

**Bedroom One**
4.08 x 3.18 (13'5" x 10'5")

**Ensuite**
3.54 x 1.97 (11'7" x 6'6")

**Outside/Land**

**Garden Room**

**Services**

## Services
Oil fired central heating, septic tank shared with the neighbouring property, mains electric.

## Council Tax band
D

## EPC Rating

## Tenure
Freehold

## Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797