

Clover Cottage and Daisy Cottage

Colscott, West Putford, Holsworthy, EX22 7UX

Guide Price

£585,000



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Quiet, Rural Countryside Location

Clover & Daisy Cottage Colscott, West Putford, Holsworthy, EX22 7UX



The property is situated in the tranquil hamlet of Colscott, enjoying a peaceful rural setting surrounded by open countryside, yet remaining conveniently accessible to nearby amenities.

The well-served village of Bradworthy, approximately 4 miles distant, offers a range of everyday facilities including a village shop, public house, doctor's surgery, social club and recreational amenities.

The market towns of Holsworthy (8 miles) and Bideford (12 miles) provide a wider range of amenities including schooling for all ages, supermarkets and leisure facilities. The regional centre of Barnstaple, approximately 20 miles away, offers extensive shopping, commercial and business venues, together with a train station and excellent road links via the North Devon Link Road to the M5 motorway network.

For coastal pursuits, the popular seaside town of Bude lies just 13 miles away, renowned for its sandy beaches, while the picturesque North Devon villages of Clovelly and Bucks Mills are also within easy reach.

Clover Cottage is a highly versatile detached three-bedroom farmhouse together with an adjoining two-bedroom annexe, Daisy Cottage, offering flexible accommodation ideally suited to multi-generational living or as a home with income potential. The property benefits from private driveways, separate gardens to both dwellings, ample off-road parking and an extensive range of useful outbuildings including two double garages. The layout allows both cottages to function independently while remaining conveniently connected.

Clover Cottage -

The farmhouse offers well-balanced accommodation arranged over two floors. On the ground floor, an entrance hall leads through to a generous living/dining room, forming a comfortable and welcoming principal reception space. The kitchen is conveniently positioned off this room and is complemented by a separate utility room and ground floor WC, ensuring excellent day-to-day practicality. A delightful sunroom extends from the main living space, creating a bright additional reception area with attractive views over the garden, while a further separate living room with wood burner provides a cosy and characterful retreat.

To the first floor are three well-proportioned bedrooms arranged around a central landing, all served by a family bathroom.

Daisy Cottage (Annexe) -

The adjoining annexe provides spacious and adaptable accommodation, ideally suited for extended family, guests or ancillary letting. The ground floor comprises a comfortable living room together with a well-appointed kitchen featuring a Rayburn and ample storage.

To the first floor are two bedrooms arranged off a central landing, served by a family bathroom.

Clover Cottage -

Entrance Hall / Office - 5.05m × 1.80m (16'7" × 5'11")

Living Room - 4.90m × 3.96m (16'1" × 13'0")

Kitchen/Diner - 5.51m × 2.72m (18'1" × 8'11")

Snug - 4.98m × 2.97m (16'4" × 9'9")

Conservatory - 3.28m × 2.97m (10'9" × 9'9")

Landing - 3.84m × 1.68m (12'7" × 5'6")

Bedroom 1 - 5.13m × 3.28m (16'10" × 10'9")

Bedroom 2 - 3.28m × 3.15m (10'9" × 10'4")

Bedroom 3 - 2.90m × 2.79m (9'6" × 9'2")

Bathroom - 2.46m × 1.42m (8'1" × 4'8")

Daisy Cottage / Annex -

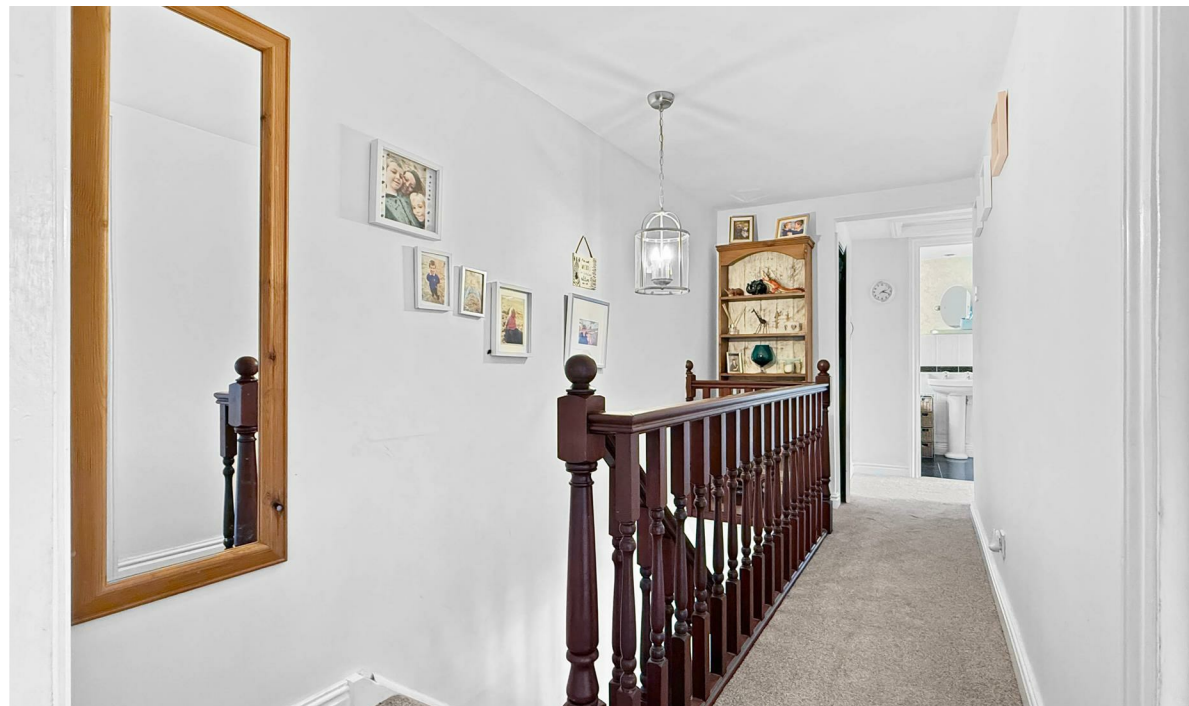
Kitchen/Dining Room - 5.28m × 2.92m (17'4" × 9'7")

Living Room - 5.28m × 2.97m (17'4" × 9'9")

Bedroom 1 - 5.72m × 3.00m (18'9" × 9'10")

Bedroom 2 - 3.35m × 2.92m (11'0" × 9'7")

Bathroom - 2.29m × 1.88m (7'6" × 6'2")





The property is approached via a private tarmac driveway providing ample off-road parking for both dwellings and convenient access to the garages and outbuildings.

Clover Cottage Garden -

The garden is attractively landscaped and thoughtfully arranged, comprising a well-maintained lawn, paved patio ideal for outdoor entertaining, productive vegetable plot and greenhouse. Mature hedging and fencing provide privacy and seclusion.

Daisy Cottage Garden -

Accessed via a private metal gate, this garden is predominantly laid to lawn with decorative borders and established shrubs. A charming feature pond creates a focal point, while mature hedging ensures a peaceful and private outdoor space.

Outbuildings & Garaging -

The property benefits from an excellent range of useful outbuildings, offering significant versatility.

Detached Double Garage – 23'2" × 16'2"

Twin doors to the front with windows to front and side elevations. Suitable for vehicle storage or workshop use.

Attached Garage – 27'6" × 14'3"

Sliding doors, two front-facing windows, power and lighting connected. Offers potential for extension or incorporation into additional accommodation, subject to the necessary consents.

Stone & Cob Barn

Divided into three sections including open bay, oil tank housing, log store and general storage area.

Store Room – 8'6" × 5'4"

With light and power connected.

SERVICES -

Oil fired central heating (separate tanks), mains water, shared private drainage.

AGENT'S NOTE -

Available by separate negotiation is approximately 2 acres of gently sloping pasture land, enclosed by mature hedgerow and accessed via a nearby track. The land offers excellent potential for grazing, smallholding or recreational use.



Directions

From Holsworthy, proceed along the A388 towards Bideford for approximately 5.5 miles. At Venn Green, take the first left signposted West and East Putford. Continue for 0.75 miles, then turn left again towards West and East Putford. Proceed for a further 1.5 miles. Upon entering the hamlet of Colscott, the property's entrance drive will be found on the right-hand side, clearly marked with a Phillips Smith & Dunn "For Sale" board.

Viewing

By appointment through
Phillips, Smith & Dunn
Bideford Office on
01237879797



