

# Clover Cottage

Colscott, West Putford, Holsworthy, EX22 7UX

Guide Price

£599,950



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# Quiet, Rural Countryside Location

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

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An exceptional opportunity to acquire a versatile detached three-bedroom farmhouse with an adjoining two-bedroom annexe offering three reception rooms, ample off-road parking, separate gardens and a range of outbuildings situated in a tranquil rural setting, perfect for multi-generational living or as a home with income potential.

A rare opportunity to acquire a highly versatile rural residence comprising a substantial three-bedroom detached farmhouse (Clover Cottage) with three reception rooms, complemented by an adjoining self-contained two-bedroom annexe (Daisy Cottage).

The property benefits from private driveways and gardens for both dwellings, an extensive range of outbuildings including two double garages. This property offers immense flexibility for multi-generational living, or alternatively, scope for holiday letting or ancillary income.

Internal viewing is strongly recommended to fully appreciate the scale, setting, and potential on offer.

The property benefits from a private tarmac driveway, offering ample off-road parking for both dwellings. The driveway also provides convenient access to both garages and various outbuildings, enhancing the property's functionality and storage options.

## Clover Cottage Garden:

The garden at Clover Cottage is attractively landscaped and features a well-maintained lawn, a paved patio area ideal for outdoor entertaining, a productive vegetable plot, and a greenhouse. The garden is enclosed by mature hedges and fencing, offering both privacy and a sense of seclusion.

## Daisy Cottage Garden:

Accessed via a private metal gate, the garden of Daisy Cottage is predominantly laid to lawn and includes decorative borders and established shrubs. A charming feature pond adds interest, while mature hedging screens the area, creating a peaceful and private outdoor space.



# Situation

This charming property is situated in the tranquil hamlet of Colscott, offering a peaceful rural setting just 4 miles from the well-served village of Bradworthy which offers a variety of local amenities, including shops, a public house, a doctor's surgery, a social club, and recreational facilities.

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 pursuits.

The regional centre of Barnstaple is approximately 20 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network.

For those drawn to the coast, the popular North Cornish town of Bude is just 13 miles away, offering beautiful beaches and seaside charm. Additionally, picturesque North Devon coastal spots such as Clovelly and Bucks Mills are within easy reach, making this an ideal location for enjoying both countryside and coastline.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford  
office- 01237 879797**



### 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")**









# Outside

This distinctive and adaptable rural property offers substantial accommodation, charming character features, extensive outside space, and a superb degree of privacy - all within easy reach of both Devon and Cornwall's finest countryside and coastline. Enquire now to arrange a private inspection.

## Outbuildings & Garaging -

Detached Double Garage: 23'2" × 16'2"

Twin doors to front, windows to front and side, suitable for vehicles or storage.

Attached Garage: 27'6" × 14'3"

Sliding doors, two front-facing windows, power and lighting connected. Offers potential for annexe extension (subject to 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.

AGENT NOTE - Available by separate negotiation is approximately 2 acres of gently sloping pasture land. Enclosed by mature hedgerow and accessible via a nearby track, this area offers excellent potential for a variety of uses, from grazing to recreational pursuits.

# 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	42	76
England & Wales		EU Directive 2002/91/EC







