



Ivy Cottage
Heanton Punchardon
Nr Braunton

Offers in Excess of £650,000

**Morris
and Bott.**
exclusive



- **Stunning Thatched Cottage**
- **Holiday Let Potential**
- **Electric Double Garage**
- **3 External Storage Sheds**
- **Must See**
- **Large South Facing Garden**
- **Grade II Listed**
- **Large Summerhouse**
- **Private Mature Garden**
- **New Thatched Roof**



Reached via a sweeping gravel drive, this stunning Grade II listed thatched cottage, sits within a large mature private enclosed south facing garden. Located in the heart of much sought-after the picture postcard village of Heanton Punchardon that sits just a mile from Braunton. This is a unique opportunity to purchase such a fine example of a traditional Devon thatched cob cottage. This home must be seen to be appreciated.

GROUND FLOOR

LOUNGE 4.62 x 4.17 (15'1" x 13'8")

This large dual aspect room with large original inglenook fireplace with coal-effect gas fire.

ADDITIONAL LOUNGE 3.85 x 3.73 (12'7" x 12'2")

This light and airy spacious room with south facing window with window seat, and hidden cupboard is an ideal room for entertaining all year round.

KITCHEN/DINER 6.13 x 2.79 (20'1" x 9'1")

With ample floor and eye level matching kitchen cupboards, under counter space and plumbing for washing machine, dishwasher.

CLOAKROOM Compact cloakroom with WC and hand basin.

FIRST FLOOR

MASTER BEDROOM 4.03 x 3.93 (13'2" x 12'10")

Reached via the 3rd bedroom/study, this large dual aspect room with original exposed beams and built in wardrobes, enjoys a large window seat to make the most of the views over the mature south facing garden.

BEDROOM 2 3.07 x 4.1 (10'0" x 13'5")

With built in wardrobes and large south facing window with window seat, and handy storage cupboard.

BEDROOM 3/DRESSING ROOM 3.95 x 4.18 (12'11" x 13'8")

With built in wardrobes and large south facing window, is used to access the master bedroom.

BATHROOM 1.57 x 2.65 (5'1" x 8'8")

Bath with shower attachment, WC and hand basin.

OUTSIDE This private stunning cottage garden, is a







must see, and is a wash with colour throughout the year. A real suntrap all day long.

GARAGE WITH WORKSHOP 4.64 x 7.64 (15'2" x 25'0")

This large double garage with electric door supplied with electricity and light, also has a handy workshop attached that can be reached via the connecting door or a separate external door.

SUMMERHOUSE 3 x 3 (9'10" x 9'10")

Is ideally placed to make the most of the evening sun, perfect for entertaining on those long summer evenings.

2 FURTHER OUTBUILDINGS Handy external lockable external storage.

Services All mains service connected. Gas central heating.

Property Details

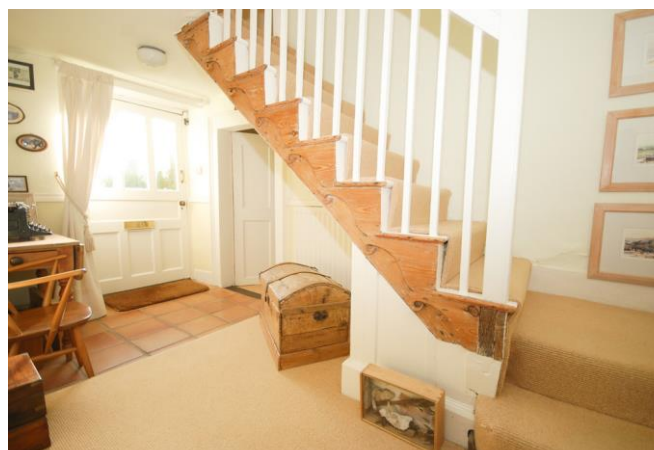
Tenure: Freehold

Local Authority: North Devon District Council, Civic Centre, Barnstaple, EX33 1EA. Tel: 01271 327711.

Council Tax: To Follow.

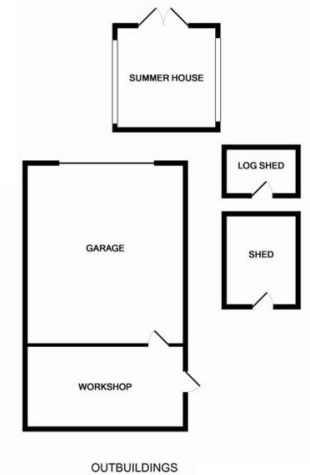
Holiday Let potential

This cottage offers great potential as a holiday cottage, and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.



Energy performance certificate (EPC)

No EPC required as the property is Listed.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.

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