



Daisy Cottage

Bond Street, Beaford, Devon EX19 8LS

- Pretty Semi-Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Good Sized Off-Set Garden

Guide Price ~ £265,000



THE KEENOR ESTATE AGENT



SITUATION The rural Devonshire village of Beaford is situated on the A3124 Winkleigh to Torrington Road and offers some local facilities including a primary school with an excellent Ofsted rating, a village hall which has a monthly market and various social clubs and activities, a recreational field with newly installed play equipment, a garage and a public house, there is also a daily school bus to Chulmleigh Academy (Ofsted good) The nearby villages of Dolton and Winkleigh both offer a wider range of facilities and amenities including local shops, butchers, Post Office, doctors surgery, veterinary practice, Churches, two public houses, a mobile bank and library, and primary schools. Torrington lies approximately five miles to the east and offers a more comprehensive range of facilities including supermarkets, accountants, solicitors, a swimming pool, 'The Plough Arts Centre' and Dartington Crystal glass factory. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION Daisy Cottage is a quintessential 'Chocolate Box' cottage situated in a conservation area in quiet off-road location amongst a small group of other properties near the centre of Beaford overlooking open farmland to the front. The property is of traditional stone and cob construction under a thatched roof with rendered and colour washed elevations and painted wood windows throughout. Internally the well laid out, compact and bijou accommodation benefits from all the character and charm one would expect from a property of this style and period including traditional exposed stone fireplaces in the Kitchen and Sitting Room, the original staircase and traditional beamed ceilings throughout, whilst modern additions include a cast iron wood burner, a bespoke oak Kitchen and slate flagstone floors throughout the ground floor. The current owners have maintained the property to a really high standard including a good sized character Sitting Room, a separate Dining Room/Study, and a well appointed Kitchen whilst on the first floor there are three Bedrooms and a Shower Room. Outside and to front of the cottage there is an enclosed garden which is mainly laid to Indian stone paving with a feature well creating an ideal summer seating area and an ideal site for flowerpots and planters, whilst a short walk from the property there is a good-sized Garden which is mainly laid to lawn with one large Shed/Workshop, a greenhouse and a smaller storage shed. In all Daisy Cottage is a really good example of an English country cottage offering exceptionally well presented and highly individual accommodation with good sized offset gardens.

ENTRANCE From the no-through road, a wrought iron gate opens onto a cobbled path leading up to the painted wood Front Door with Storm Porch over, opening into the

SITTING ROOM A lovely character Sitting Room with window to the front with window seat below overlooking the front garden, whilst on one side is the original exposed stone fireplace housing a cast iron multi-fuel stove with

inset heavy beam over, bread oven to one side and concrete hearth. The Sitting Room also benefits from a traditional beamed ceiling, slate flagstone floor, a useful under-stairs storage cupboard, TV point, wall lights, three wall mounted display shelves and a cupboard housing the electric meters and fuse boxes. On one side stairs lead to the First Floor Landing whilst at the rear doors lead into the Kitchen and Dining Room.

KITCHEN A lovely bespoke Kitchen fitted with a range of matching oak units to two sides under a granite worksurface, including and incorporating a ceramic 'Belfast' sink with chrome mixer tap set below a window to the front overlooking the Garden. On one side is space and plumbing for a dishwasher and washing machine whilst in one corner is an exposed stone fireplace with heavy beam over providing a space and point for an electric cooker. The Kitchen also benefits from a slate flagstone floor, feature exposed brick wall, traditional beamed ceiling and a track of ceiling spotlights.

DINING ROOM with a step down from the Sitting Room and window to the rear overlooking a neighbouring garden with painted sill below, traditional beamed ceiling, feature exposed brick wall, and electric radiator.

FIRST FLOOR LANDING Returning to the Sitting Room, turning stairs lead to the First Floor Landing with doors to the Bedrooms and Bathroom and exposed ceiling beam.

BEDROOM 1 A good sized double Bedroom with original lead light window to the front, allowing views over the adjoining countryside, hatch to roof space, recess to one side suitable for a chest of drawers, exposed ceiling beams and feature fireplace recess with original beam over and cobbled hearth.

BEDROOM 2 A double Bedroom with original lead light window to the front allowing lovely views over the adjoining countryside.

BEDROOM 3 With step down, currently used as a sewing room with recessed window to one side, part sloping ceiling. On one side there is a useful full width under-eaves storage cupboard.

SHOWER ROOM A modern Shower Room with window to the front and matching white suite comprising a fully boarded corner shower cubicle housing an electric shower with glazed shower screen to two sides; a low level WC and built-in vanity unit with stainless steel tap and oak cupboard below. The Shower Room also benefits from wall mounted towel rails and a tiled floor.

OUTSIDE Daisy Cottage is accessed from Bond Street, a no-through road just off the main A3124 which runs through Beaford, via a wrought iron pedestrian gate leading into the enclosed and private front garden which is mainly laid to Indian stone paving creating a lovely summer seating area and an ideal site for flowerpots and planters, giving access to the Front Door. Further down Bond Street a wicker pedestrian gate gives access to the larger Garden which is mainly laid to lawn and bordered on all sides by mature hedging creating a super feature. The Garden also benefits from a good-sized Shed/Workshop and a smaller storage shed. AGENTS NOTE: there is no vehicular access down Bond Street to the front of the cottage, free parking is available in the village hall car park which is just a short walk away.

SERVICES Mains electricity, mains water and mains drainage. Woodburner for room heating. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Floorplan to Follow

EPC NOT REQUIRED

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Torridge District Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements