



Goldworthy
Nr Bideford, EX39 5PD

 **seldons**
estate agents

Goldworthy

Nr Bideford, EX39 5PD

A idyllically located and beautifully presented detached barn conversion with good size, private level gardens and ample parking. Fantastic panoramic views over the surrounding countryside. Conveniently situated for the coast and North Devon Link Road. NO ONWARD CHAIN EPC C

- PICTURESQUE COUNTRYSIDE LOCATION
- APPROX 1.5 MILES TO THE COAST
- FITTED KITCHEN/DINING ROO
- SITTING ROOM WITH LOG BURNER
- LARGER THAN AVERAGE PRIVATE GARDENS
- OFF ROAD PARKING
- AIR SOURCE HEAT PUMP PROVIDING HEATING
- DOUBLE GLAZING
- PHOTOVOLTAIC PANELS
- EASY ACCESS TO A39/BIDEFORD

Situated in this traditional and tranquil hamlet, a beautifully presented 3 Bedroom detached barn conversion with generous gardens and ample off-road parking. The property enjoys superb views over the surrounding countryside and occupies a peaceful position yet with good access to the A39 (Atlantic Highway) providing easy access to Bideford and the coast. This enviable location is within 1.5 miles of Peppercombe Beach and offers ready access to the surrounding countryside, much of which is owned by The National Trust. There are many delightful scenic walks nearby and the village of Horns Cross boasts a popular pub and garage. The port and market town of Bideford, about 10 minutes drive, offers a comprehensive range of national and local shopping facilities and other everyday amenities including banks, post office, library, schools, etc. The North Devon regional centre of Barnstaple is within a 20 minute drive.

The property has been extensively and most attractively refurbished in recent years and now boasts uPVC double glazed windows throughout and oak and stained glass doors on the ground floor. The cottage also has excellent 'eco' credentials from its air source heat pump providing both hot water and central heating via radiators, together photovoltaic panels which generate electricity for use in the house and also provide a small income from the feed-in tariff. NOTE: these panels are owned by the property.

Accommodation (For dimensions see floorplan.)

Entrance Porch: Partially glazed timber door to:
Entrance Hall: Stairs rising to 1st floor landing with



useful understairs storage cupboard

Sitting Room: A charming dual aspect room with window to front elevation and doors giving access to the side elevation and patio from where some fantastic views over the surrounding countryside. Can be enjoyed. Feature stone fireplace fitted with wood burning stove.

Kitchen/Dining Room: A delightful dual aspect room with windows to front and side elevations. Fitted with an excellent range of modern wall and base units, Butler sink, oak work surfaces and extensive tiled splash backing. Everhot Electric Range cooker with stainless steel cooker hood over. Space for fridge and freezer. Space and plumbing for a dishwasher. Plenty of space for a dining table.

Utility Room: Porthole window to rear elevation, door to side elevation. Space and plumbing for a washing machine, tumble drier and tall fridge or freezer. Floor and wall units with oak work surfaces over.

Shower Room: Modern white 3-piece suite comprising low level WC, pedestal wash hand basin with tiled splash backing and tiled shower cubicle with mains water Mira XL shower. Cupboard housing hot water cylinder and controls for air source heat pump providing domestic hot water and central heating, heated radiator towel rail.

First Floor Landing: Airing cupboard with wooden slatted shelving and hot water cylinder, Velux window. Doors to:

Bedroom 1: A dual aspect room with windows to front and side elevations. This room has the potential to create an En-suite facility, if required and subject to any necessary consents.

Room 2: Window to front elevation.

Bedroom 3: Window to side elevation enjoying countryside views.

Bathroom: Modern white 3-piece suite with paneled bath, having mains water Mira XL shower and tiled surround, close coupled WC and pedestal wash basin. Heated radiator towel rail. Hatch to loft space, window to front.

Outside: The property is approached via a 5-bar gate leading onto a driveway providing ample off-road parking. The main areas of garden are to the side and rear, being laid to lawn with a patio area and extensively planted with mature shrubs and perennials providing a most attractive back drop for the property, the whole enjoying delightful countryside view. Timber Garden Shed x 2 and greenhouse.

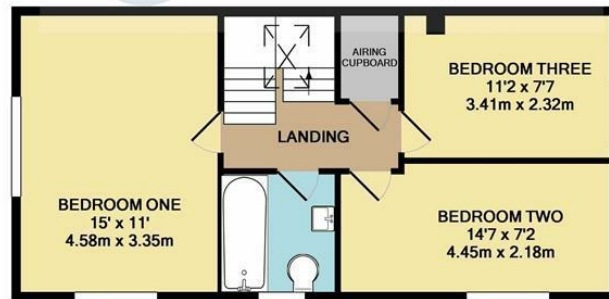
Services: Mains electricity and water, drainage by septic tank. Air source heat pump and photovoltaic panels.

Local Authority Torridge District Council Tax Band C

Tenure: Freehold

Directions: From our offices on Bideford Quay, proceed out of Bideford towards Northam. On reaching the Heywood roundabout turn onto the A39 signposted Bude. Continue straight over the next mini roundabout and continue through the villages of Ford and Fairy Cross. Upon reaching the village of Horns Cross take the left hand turning signposted Parkham opposite the Coach and Horses Public House. Continue on this country lane for approximately ½ mile until entering the hamlet of Goldworthy. Pebble Cottage will be situated on your left hand side with the nameplate clearly displayed.





FIRST FLOOR

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

01237 477997

15 The Quay
Bideford
Devon
EX39 2EZ
enquiries@seldonestateagents.co.uk
www.seldons.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Seldons Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.