



Saltrens House, Saltrens, Monkleigh, Bideford, EX39 5JP
Guide Price £335,000



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A charming and substantial semi-detached character home set in the popular hamlet of Saltrens, offering versatile accommodation. Good size level gardens, four Bedrooms, two Reception rooms plus Study. Modern Bath and Shower rooms. Potential for dual occupancy. EPC D

- Substantial Character Cottage
- 4 Bedrooms
- 2 Reception Rooms
- Study
- 2 Bath/Shower rooms
- Good size level gardens

Saltrens is a small traditional rural hamlet lying adjacent to the neighbouring village of Monkleigh with its church, garage and popular public house and offering good access into Bideford (3.4 miles), which has an excellent range of everyday amenities. At Bideford, the A39 (North Devon Link Road) leads through to Barnstaple, North Devon's regional centre with extensive shopping, business and commercial venues. The A361 North Devon Link Road provides fast access through to Junction 27 of the M5. Just a few miles from the property is the popular coastal resort of Westward Ho! famous for its long golden sandy beach, adjoining Pebble Ridge and the Royal North Devon golf course. North Devon's rugged coastline is in easy reach around the areas of Hartland and Clovelly.

The property, despite being built around 1750, is not listed and now boasts a combination of period charm with modern refinements. There is oil fired central heating via radiators and uPVC double glazing throughout. The property sits in a generous mature plot with good size level gardens and a private driveway providing ample off-road parking.

Entrance: Glazed door to hall with stained glass window above.

Hallway: Stairs rising to first floor. Tiled flooring, timber paneled walls, doors to:

Sitting Room: Window to front. Stone fireplace with slate hearth.

Study: Window to rear. Electric panel heater.

Dining/Living room: Window to front. Half paneled walls and shelved recess. Door to hall.



Rear porch: Windows to side and rear. UPVc double glazed door to garden. Polycarbonate roof. Laminate floor. Door to
Garden room/utility room: Two windows to rear. Plumbing for washing machine, space for tumble dryer, fridge freezer etc, laminate flooring. Door to:

Downstairs Bathroom: Airing cupboard with double doors housing floor mounted oil combination boiler providing hot water and heating. Three piece white suite, including a corner bath, low level WC and pedestal wash hand basin. Tiled splashbacks and flooring.

Inner Hall: With under stairs storage cupboard. Door to:

Kitchen: Inset spotlights. Windows to front and side. Obscured glazed UPVc double glazed door to front. Modern floor to ceiling radiator. Range of modern Oak fronted wall and floor units with Oak work surface over and island. Butler sink with mixer tap and pull out spray tap, electric Rangemaster cooker with extractor hood over, space for fridge freezer, plumbing for dishwasher.

First floor landing: Window overlooking rear garden. Storage cupboard and access to loft space.

Shower room: Obscured window to rear, part tiled walls, modern three-piece suite with pedestal wash hand basin, low level WC, double shower cubicle, chrome heated towel rail.

Bedroom 1: Picture rail. Window to front with countryside views. Feature open fireplace.

Bedroom 2: Window to front with countryside views. Picture rail. Cast iron feature open fireplace with wooden mantel.

Bedroom 3: Window to front with countryside views. Picture rail and feature fireplace.

Bedroom 4: Window to rear with views over the garden.

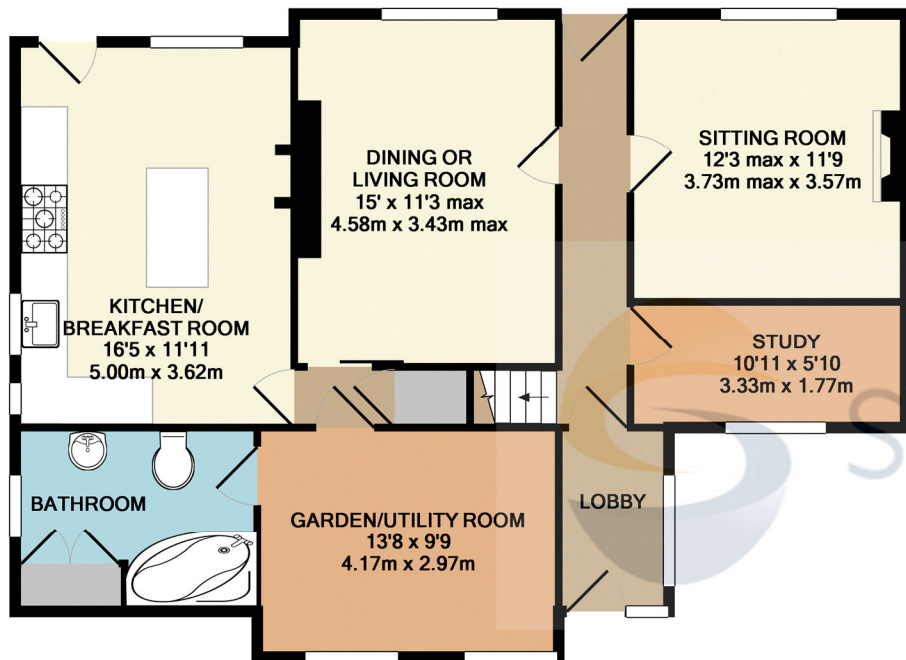
Outside: To the front of the property a low stone wall and gate lead to the property and front gardens. Double iron gates to the side of the property lead to a driveway providing off street parking for up to 3 vehicles. The delightful level rear gardens are mainly laid to lawn with mature shrubs, trees, flowerbeds and stone laid patio area. There are also 2 useful storage sheds, as well as outside water and lighting.

General: Torridge District Council Tax Band D

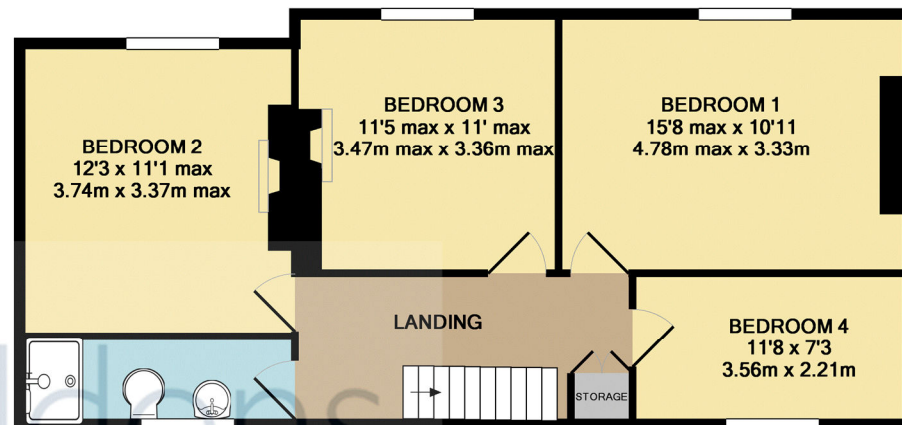
Services: Mains electricity, water and drainage. Oil fired central heating. **Tenure:** Freehold

Directions: From Bideford, follow the A386 towards Torrington. At Landcross turn right onto the A388 heading towards Holsworthy. Stay on this road for approximately 1 mile and the hamlet of Saltrens will be found, where the cottage is located on the right hand side in the middle of the village with a for sale board clearly displayed.

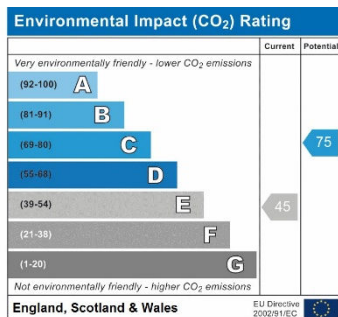
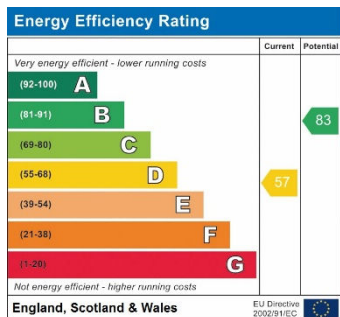




GROUND FLOOR



1ST 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

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