



Nthercott, Bocombe, Parkham, Bideford, Devon, EX39 5PH





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O.I.E.O. £750,000

Nestled in an enviable and secluded location which combines a high degree of privacy with delightful countryside views, a rare chance to purchase a most charming thatched Devon longhouse of immense character and charm. With origins believed to date back to the 15th Century and still retaining some of the original smoke blackened beams and thatch from it's days as a Hall House, Nethercott was once part of the holdings of the wealthy Stucley family and has had a long and interesting life, up to and including it's use as a home for evacuated families during the Second World War. Today, Nethercott presents an increasingly rare opportunity to acquire a piece of living history, the materialisation of the dream of rural living. Being situated on an acre plot and having planning permission passed for the conversion of the garage/outbuilding to a holiday let, the balance of accommodation, land and potential income is perfectly proportioned. An opportunity not to be missed!

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Charming Period Property
Steeped In History
Circa 1 Acre Plot
Thatched Devon Longhouse
PP Passed For Conversion Of Outbuilding To Holiday Let
High Degree of Privacy
Stunning Countryside Views
Rural Yet Accessible Location
Former Shippon For Development (STPP)
Located In Quiet Hamlet With Nearby Village Offering Pub,
Butchers, Primary School, Parish Church, Methodist Chapel,
Community Hall With Many Social Activities



Front Door To Entrance Porch

Sitting Room

4.71m x 4.28m (15' 5" x 14' 1")

Dining Room

5.31m x 4.07m (17' 5" x 13' 4")

Kitchen

5.37m x 3.97m (17' 7" x 13' 0")

Utility Room

2.76m x 2.18m (9' 1" x 7' 2")

Study

3.78m x 2.18m (12' 5" x 7' 2")

Shower Room

3.53m x 2.15m (11' 7" x 7' 1")

Sun Room

3.55m x 2.65m (11' 8" x 8' 8")

Store Room

2.68m x 1.83m (8' 10" x 6' 0")

First Floor Landing

Bedroom One

5.42m x 3.76m (17' 9" x 12' 4")

Bedroom Two

4.34m x 3.27m (14' 3" x 10' 9")

Bedroom Three

4.22m x 2.75m (13' 10" x 9' 0")

Bedroom Four

4.22m x 2.67m (13' 10" x 8' 9")

Family Bathroom

3.11m x 1.59m (10' 2" x 5' 3")

Outside

The gardens of Nethercott are a particular delight offering a number of different areas including lawn and shrub borders with numerous other 'tucked away' spots and productive vegetable plot. In the grounds sit the garage / workshop which has planning permission passed for conversion into a holiday let. There are other useful outbuildings including a garage opposite the house. There is a former Shippon which was used to provide stabling and a hay loft in the past, now semi dilapidated but offering tremendous potential. With the ample parking and turning area there is space for several vehicles

SERVICES

Services: Mains Electricity, Private Water and Drainage.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority

EPC: Exempt. Grade II Listed.

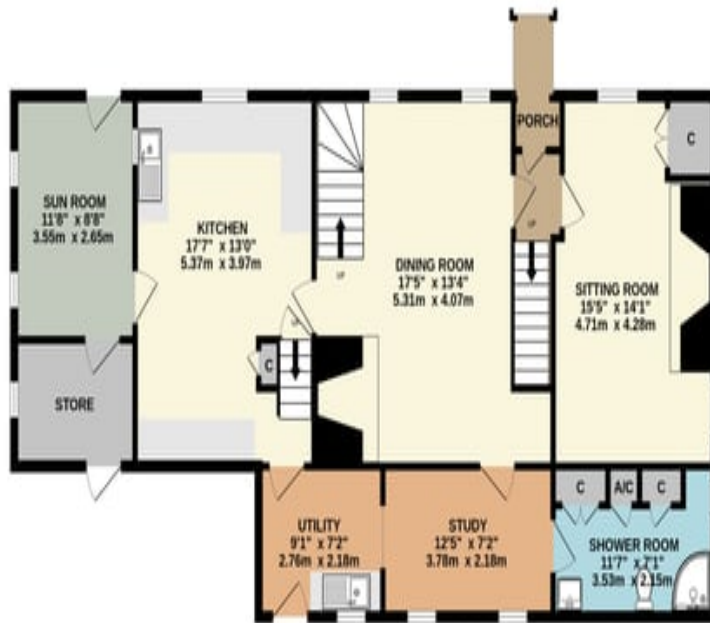
DIRECTIONS

From Barnstaple, continue along the A39 Atlantic Highway towards Bideford / Bude, upon reaching Bideford continue along the A39 passing through the hamlet of Horns Cross and reaching a sign for FOXDOWN on the left hand side - if you pass the Hoops Inn pub, you've gone too far! From the Foxdown turning, follow the lane as it wends it's way, passing the fishery on the left and Foxdown Manor on the right. Upon reaching a three cross way with a red letter box on the left, turn right and follow the lane, passing over a small bridge, and continue on whereupon the entrance to Nethercott will be seen on the right hand side with name plate displayed.

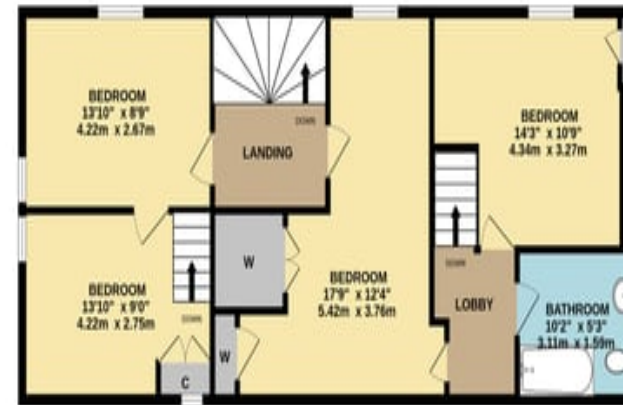
*At John Smale & Co we don't just sell houses!
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GROUND FLOOR



1ST FLOOR



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