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Heath Cottage Bridford

drewpearce^{BB}
Chartered Surveyors and Estate Agents



Heath Cottage

Bridford Nr Exeter Devon EX6 7ER

A very unusual opportunity to purchase a character cob/stone and thatched cottage in a totally rural position in some 7¾ acres only 9 miles from Exeter city centre.

The property has a wealth of historic features including fireplaces and exposed timbers. It requires extensive refurbishment/improvement but has the potential to become a charming and comfortable rural retreat.

Entrance hall, cloakroom, dining room, living room, kitchen, 3 double bedrooms, bathroom, barn in poor condition, outside store.

5.33 acre (2.16 ha) paddock and 1.4 acres (0.57 ha) of rough grassland.

For Sale By Formal Tender
Thursday 30th September 2010.

SITUATION AND DESCRIPTION

Heath Cottage at Bridford is situated in a completely rural position only 2 miles from the centre of Dunsford and 9 miles from the centre of Exeter. It is situated in the extremely popular and attractive Teign Valley and affords a very unusual opportunity to purchase an historic house with a wealth of period features and scope for complete refurbishment and improvement. The property is Grade II Listed and is understood to date from the 17th Century.

The property was originally part of a small separate farmstead and its surroundings include the remains of old structures and other features. Included in the sale if required are a total of 7.83 acres (3.17 ha) including a useful 5.33 acre (2.16 ha) paddock and 1.4 acres (0.57 ha) of rough pasture. The accommodation is spacious and the house enjoys excellent southerly views.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Entrance Hall

With Medieval panelling and beamed ceiling.

Cloakroom

WC and basin; plumbing for automatic washing machine; controls and filtration plant for private water supply from bore hole.

Walk-in Cupboard

Dining Room 3.30m x 4.86m (10' 10" x 15' 11")

Open fireplace (unused at present); window seat; wall lights.

Kitchen 2.22m x 4.86m (7' 3" x 15' 11")

Containing a variety of units and worktops in need of complete replacement.

Living Room 6.00m x 4.87m (19' 8" x 15' 12")

Open fireplace with wood burning stove; bread oven; 2 wall alcoves; wall cupboard and wall lights. Granite curved staircase leading to first floor;

Landing

Principal Bedroom 4.44m x 5.09m (14' 7" x 16' 8")

Granite fireplace; wall alcove; beamed ceiling; wash hand basin.

Bathroom

Bath; wash hand basin; WC; heated towel rail; airing cupboard with copper hot water heating cistern including immersion heater.

Bedroom 2 3.87m x 3.59m (12' 8" x 11' 9")

Two wall lights.

Bedroom 3 2.70m x 4.97m (8' 10" x 16' 4")

Hanging cupboard; wall lights.

OUTSIDE

Cob barn extensively repaired with block and brick and with a corrugated iron roof.

Timber Store

Unusual "curing chamber".

SERVICES

Mains electricity is available. Water supply is from a bore hole. Drainage is to a septic tank with outfall into a neighbouring property for which rights will be granted.

LOCAL AUTHORITIES

Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 4XX
Tel: 01626 361101

Dartmoor National Park
Parke
Bovey Tracey
TQ13 9JQ
Tel: 01626 832093

COUNCIL TAX BAND

Heath Cottage is Council Tax Band G

TENURE

The land included with the property is shown edged red (Lot 1) and blue (Lot 2) on the attached plan.

DIRECTIONS

For those with satellite navigation the post code is EX6 7ER.

From Exeter take the B3212 towards Moretonhampstead and Dunsford. After passing the first turning into Dunsford village turn left (signposted to Canonteign, Christow, and Chudleigh). After approximately half a mile and after crossing the river turn right at an old 'GR' post box. After 0.1 miles turn right again. Pass 'Swannafoord House' on the right and 'Bramby' on the left. After half a mile the drive to Heath Cottage will be found on the left. Proceed down the drive to the designated parking area for viewers.

VIEWING

Strictly by prior appointment with the vendor's sole agents:



Tel : - 01392 201748

**For the attention of Martin Woodhead or
Michael Henderson**

E mail : - residential@drewpearce.co.uk

ENERGY PERFORMANCE CERTIFICATE

This has been applied for and will be available shortly.

METHOD OF SALE

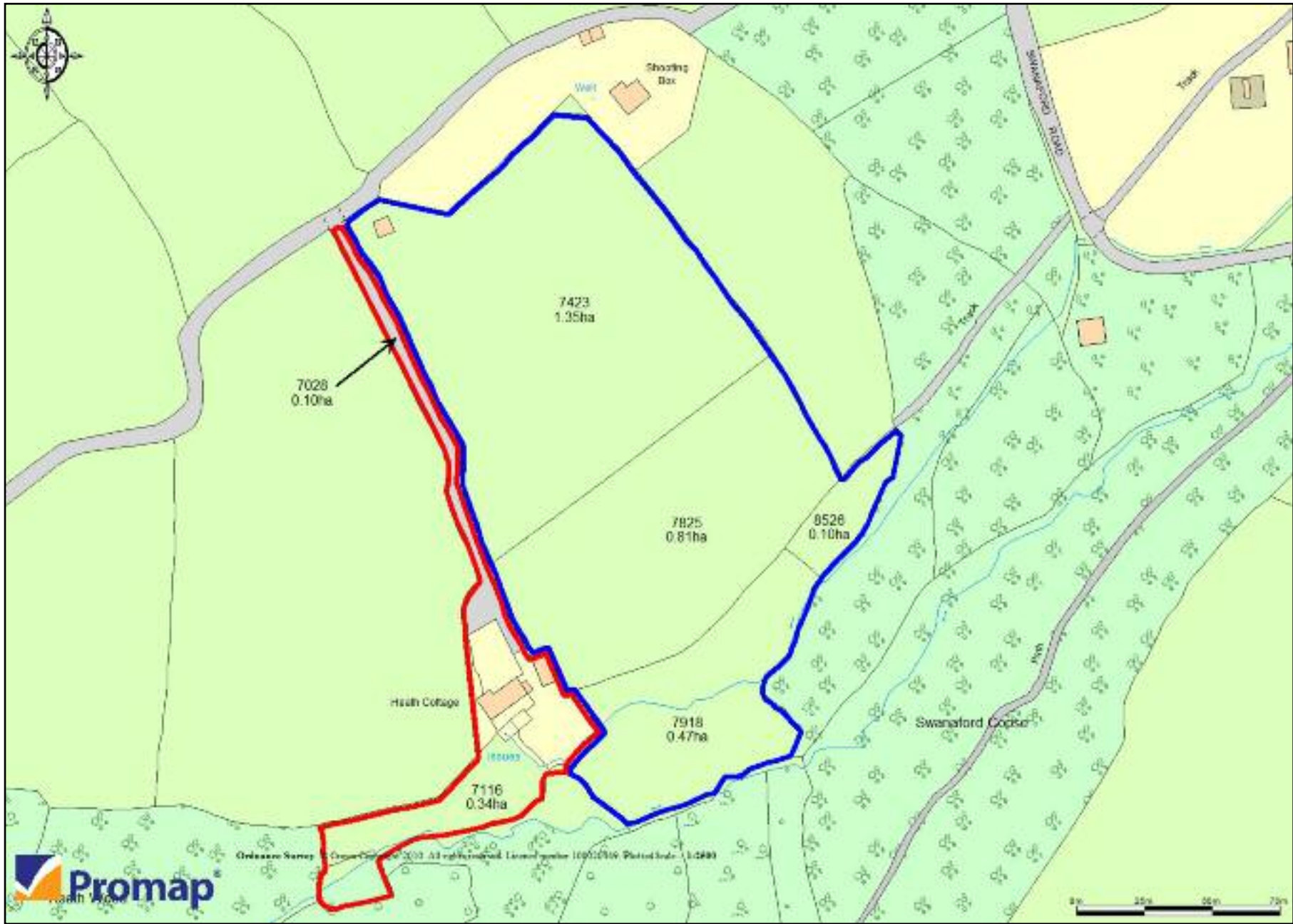
The property is to be sold by Formal Tender. The Tender Date is Thursday 30th September 2010. A Tender Pack including Conditions of Sale, Searches, answers to preliminary enquiries and Tender Form is available from the Sole Agents.

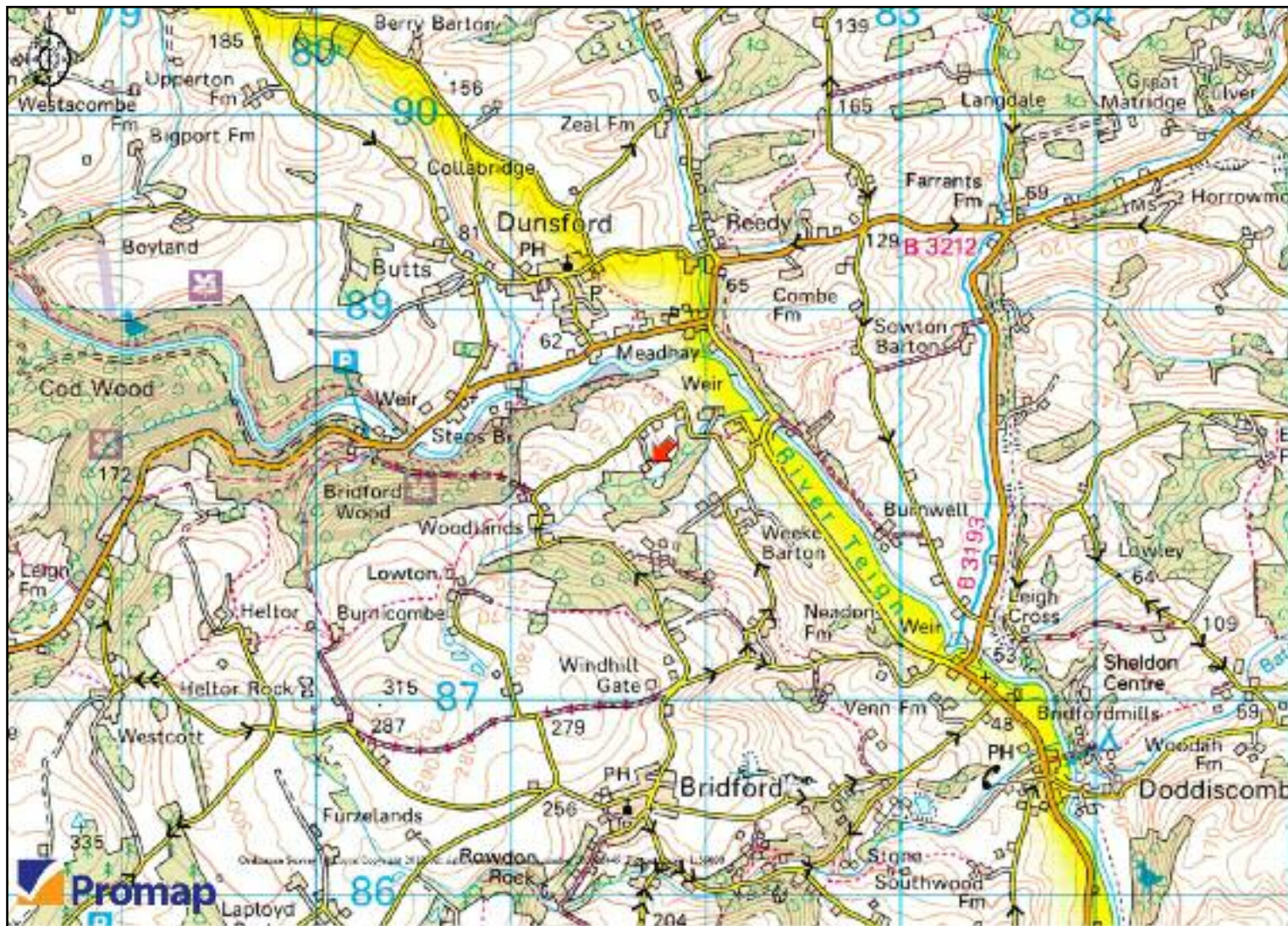
Tenders are invited for either Lot 1 (House and a total of 1.08 acres (0.44 ha) or Lots 1 & 2 Combined (House and a total of 7.83 acres (3.17 ha).

Property Ref: 50/1486



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.