



Higher Dundridge, Yeo Vale, Bideford, Devon,  
EX39 5ER Offers in excess of £400,000

 **seldons**  
estate agents

# Higher Dundry, Yeo Vale, Bideford, Devon, EX39 5ER

For sale by Informal Tender (unless sold prior) on Monday 11<sup>th</sup> July, 2022 @ 12 noon, is this detached 3 double bed roomed cottage in need of renovation and refurbishment, pleasantly set within the popular Yeo Valley, within gardens and grounds approaching 10 acres, with no directly adjoining neighbours. A rare opportunity which merits early inspection!!

- Detached 3 Bed roomed Period Cottage
- Far Reaching Countryside Views
- No Directly Adjoining Neighbours
- Various Outbuildings with Potential (Sub to pp)
- Lawned Garden Area
- Grassy Paddocks
- Suitable for Extension/Remodeling (Sub to pp)
- Set Within Grounds Approaching 10 Acres
- In Need of Renovation and Refurbishment
- No Onward Sales Chain!!

Sitting comfortably within grounds approaching 10 acres, and being pleasantly set to the edge of the highly sought-after Yeo Valley, is this detached period cottage, which is in need of renovation and refurbishment. Additionally, subject to planning permission there is scope to extend or remodel the existing property. The accommodation is complimented by parking, along with some dilapidated outbuildings, and delightful unrestricted far reaching rural views over open undulating countryside. Available to the market with no onward sales chain, this rare opportunity merits early inspection to avoid disappointment!!

Higher Dundry is situated in an elevated position, to the edge of the Yeo Valley and enjoys far reaching rural views. It is located, however, within easy driving distance of the port and market town of Bideford. Bideford is a working port and sits on the banks of the River Torridge and offers a wide range of amenities including various shops, pubs, restaurants, cafes and five supermarkets.





There is schooling for all ages, both public and private, with Bideford College and Kingsley School. Just a few minutes' drive away is the village of Parkham, with local amenities including a village Inn, school, church, garage and village hall, whilst the village of Bradworthy, with a wider range of amenities, is approximately 10 minutes driving distance. The local area boasts a wealth of leisure opportunities and Westward Ho! which benefits from a three-mile-long safe and sandy Blue Flag beach and joins Northam Burrows Country Park and The Royal North Devon Golf Course, located just 11 miles away. There is also access to the South West Coast Path which affords excellent walks and stunning vistas of the rugged North Devon coast line. The North Devon regional centre of Barnstaple is approximately 18 miles away and offers all of the areas main business, shopping and commercial venues. There are good transport opportunities via the A361/North Devon Link Road which connects the motorway network at Junction 27 of the M5 motorway.



The spacious accommodation briefly comprises (for approximate measurements see floorplan):

**OPEN ENTRANCE PORCH:** With part glazed door into:

**ENTRANCE HALL:** Vinyl flooring. Staircase to First floor.

**LIVING ROOM:** A triple aspect room with windows to front, side and rear elevations, tiled open fireplace flanked by glazed display cupboards to either side, TV aerial point, carpet. Rural views to rear. Door to:

**KITCHEN/DINER:** A dual aspect room with windows to front and rear elevation, fitted units comprising worksurface with inset 1.5 bowl stainless steel sink unit with mixer tap with cupboards under, matching wall unit, tiled splashbacks, space and plumbing for washing machine/dishwasher, electric cooker point, striplighting, solid fuel fired Rayburn, walk in shelved pantry under stairs storage cupboard, telephone point, high level fuse box and electric meter, Part glazed door to:

**REAR PORCH:** With glazed door to exterior.

From the entrance hall a staircase leads to the spacious **FIRST FLOOR LANDING** with window to rear elevation affording superb rural views, ceiling trap to loft space, airing cupboard housing factory lagged hot water cylinder with slatted shelving over, linen cupboard, carpet.

**BEDROOM 1:** Window to front elevation, built in wardrobe with storage over, carpet.





Spring

Lower  
Dundridge  
Farm

Area: 3.608 ha (8.92 acres)

Area: 2547 sq m  
(0.63 acres)

Higher Dundridge

Spring

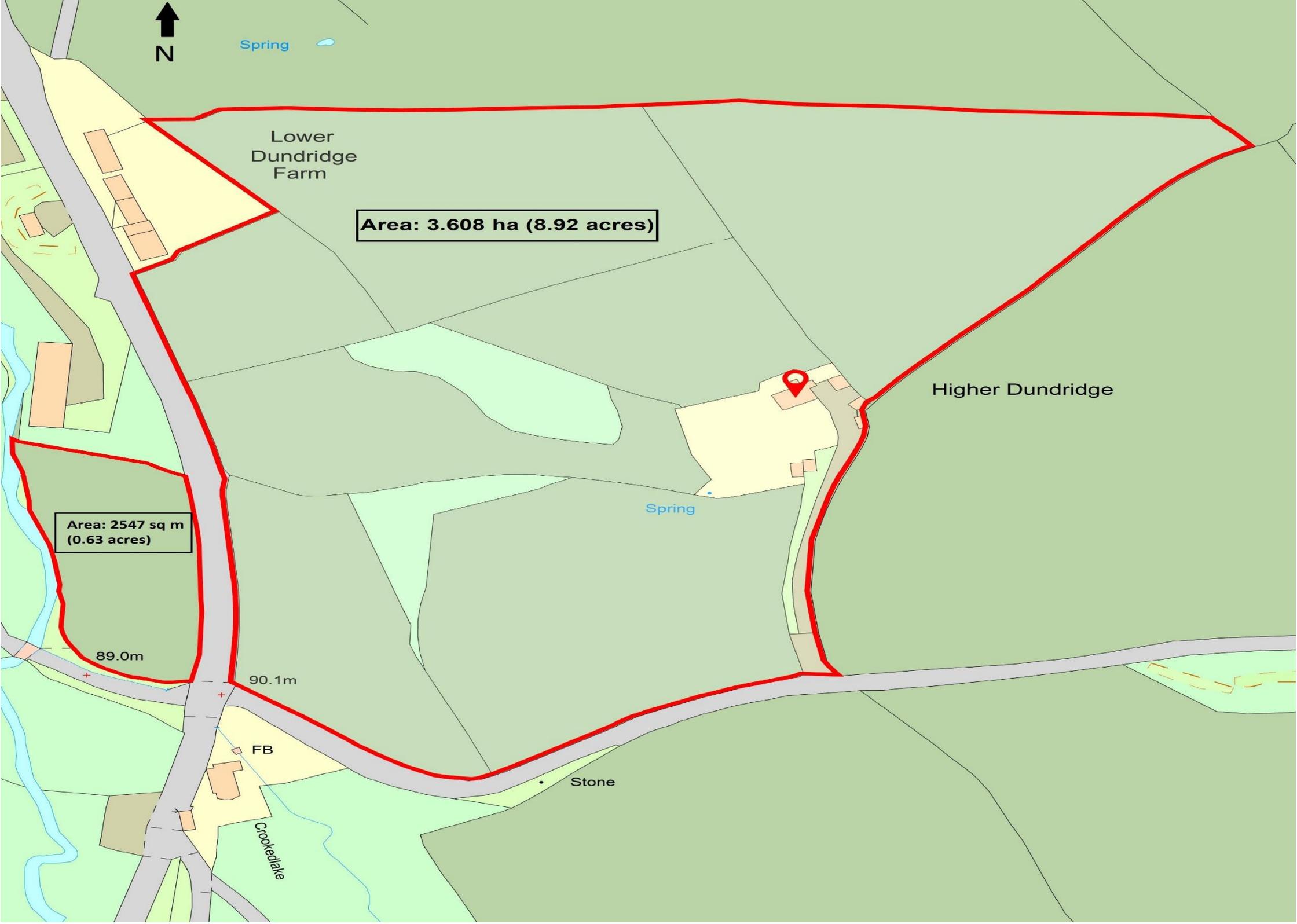
89.0m

90.1m

FB

Stone

Crookelake



**BEDROOM 2:** A dual aspect room with windows to front and side elevations, built in wardrobe with storage over, carpet.

**BEDROOM 3:** Window to side elevation, carpet.

**BATHROOM:** Window to rear elevation. Fitted with a coloured suite comprising panelled bath with assist grips, low level flush WC, pedestal wash basin, tiled splash backs, wall mounted electric heater, vinyl flooring.

**OUTSIDE:** Vehicle access to the property is gained from the council lane, through a metal entrance gate over a hardened access lane, leading to a parking/turning area, adjacent to which are a number of dilapidated stone outbuildings. To the front of the property is a garden area, with a wooden entrance gate and stoned pathway with flower borders, extending to the side of the property to a generous sized lawned garden area. The land is mainly in grassy pasture, sloping down to the Yeo Valley, where there is an off lying small river meadow - in all, the grounds approach 10 acres.

**DIRECTIONS:** From our office on Bideford Quay, proceed in a westerly direction, proceeding straight through a mini roundabout at the end of the Old Bridge and at the next mini roundabout bear left, as though out of the town. At Landcross, adjacent to a former chapel, turn right, signed Buckland Brewer, proceeding along the Yeo Valley and after some distance (after passing the turning to Buckland Brewer) you will see the turning to Parkham on your right-hand side. Continue on the main road, whereby after a short distance you will find Lower Dundridge on your left. Immediately thereafter turn left (identified by a Seldons for sale board). Proceed uphill where the access to Higher Dundridge is on your left and is identified by a further for sale board.

#### General

**Services:** Mains electric and water

Private Drainage

**Tenure:** Freehold

**Council Tax:** Band D

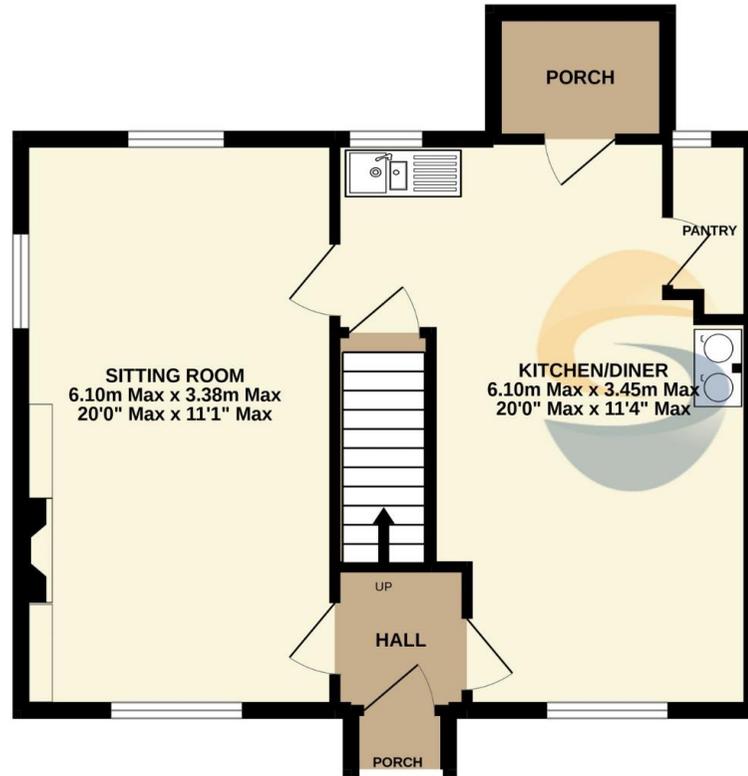


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	9	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

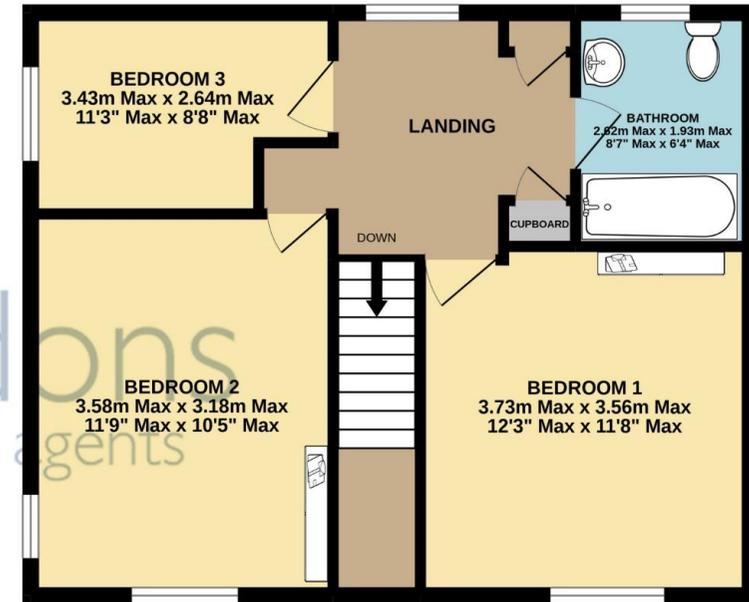




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

01237 477997

17 The Quay  
Bideford  
Devon  
EX39 2EZ  
enquiries@seldonsestateagents.co.uk  
www.seldons.co.uk

