

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

COUNCIL BAND E

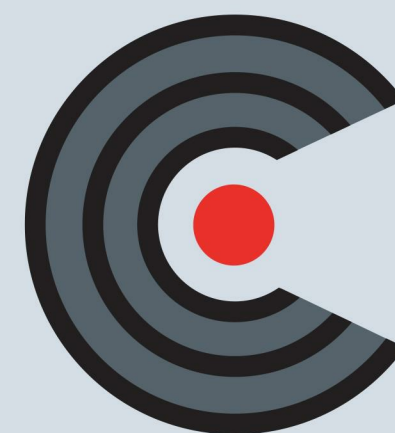


66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



BRAMBLE COTTAGE, HARFORD, LANDKEY BARNSTAPLE, DEVON, EX32 0LG

A delightful 4 Bedroomed Period Cottage in favoured yet highly convenient semi rural location just ¾ mile from Landkey Village and 2.5 miles from Barnstaple. Beautifully presented interior with impressive double sized Sitting Room with fireplace feature and woodburner, impressive connecting Kitchen & Dining Room plus En Suite and Family Bathrooms. Pretty Cottage style Gardens, Garage & Parking. Lovely country views.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£379,950

- Double sized Sitting Room with inglenook fireplace and wood burner
- Kitchen with range style cooker
- Connecting 19ft Dining Room
- 4 Bedrooms
- En Suite & Family Bathroom
- Oak effect double glazing and oil fired central heating
- Garage
- Parking for 3 vehicles
- Pretty cottage style Gardens
- Lovely countryside surrounds and views



Bramble Cottage is an attached period property enjoying a pleasant semi rural setting amid some delightful countryside yet at the same time being amazingly convenient being just ¾ mile from Landkey Village with its local shop, post office and primary school, about 1.5 miles from Tesco and 2.5 miles from Barnstaple town itself.

The property is pleasantly set back and elevated above road level and features part stone and part colour washed elevations with oak style double glazed windows and a slate roof. Beautifully presented internally the accommodation has been updated and improved whilst at the same time being sympathetic to its original character with many features retained. It includes an impressive 19ft Double Sitting Room with exposed beams, inglenook fireplace, original bread oven and woodburner, a fabulous connecting Kitchen & Dining Room with a modern Kitchen Area, range and plenty of room for family dining. On the First Floor there is a 19'6 Master Bedroom featuring French doors for direct access to the Garden and also its own En Suite Bathroom with both a bath and shower. There are 3 other Bedrooms making 4 in all and a Family Bathroom. There is oil fired central heating and double glazing. Externally, there is a brick paved Driveway providing space for 3 cars and an Integral Garage together with the delightful cottage style Gardens.

SITUATION & DIRECTIONS

The property forms part of a tiny Hamlet approached from a country lane with no through access and lies just ¾ mile from the village of Landkey which has an excellent village school and thriving post office and store. Barnstaple the local market town and regional centre is about 2.5 miles away with excellent amenities including schooling for all ages, college, rail station and lots of shops and restaurants. A regular bus service operates from the village to the town and nearby there is also easy access to the North Devon Link Road.



To find the property leave Barnstaple on the A361 North Devon Link Road and take the first right turning signposted Landkey. Shortly there after take the first left turning into Birch Road and then take the next left signed Harford. Turn right and continue following the road to the Hamlet around to the left and the property will be seen on the left hand side.

GROUND FLOOR

FRONT DOOR TO

DOUBLE SITTING ROOM 19'3 X 16'2 (5.87M X 4.93M)

Featuring period fireplace with fitted mutli fuel burner, bressumer beam above, exposed beamed ceiling, exposed stone surround to windows, exposed brick pier, cupboard under stairs, a pair of mutli-paned glazed casement doors leads to the

CONNECTING KITCHEN & DINING ROOM

DINING AREA 19'3 X 8' (5.87M X 2.44M)

Within the Dining Section there is a recess with desk and shelving above ideal for study/laptop, this area is carpeted and is open plan with the



KITCHEN AREA 12'3 X 10'8 (3.73M X 3.25M)

Where the flooring is tiled, there is first a recessed coat hanging area with storage box seat below, the Kitchen itself is fitted with an extensive range of modern units in cream with slate effect rolled edged work surfaces and exposed brickwork there is a 1 1/2 bowl stainless steel sink unit, integrated dishwasher, space for refrigerator a larder cupboard, fireplace recess accommodating leisure electric range, with brick surrounds and cupboards either side, oil fired boiler for central heating and domestic hot water, there are a number of glazed fronted wall cabinets and stable door to outside, door to Integral Garage (described later). A staircase rises from the Main Reception Area to

FIRST FLOOR LANDING

MASTER BEDROOM 19'6 X 11'3 (5.94M X 3.43M)

A lovely double aspect room enjoying pastoral views to the front, there are French doors leading directly out onto the garden, there are a pair of double fitted wardrobes, cupboards above, trap to loft space and exposed beam.

EN SUITE BATHROOM

A spacious modern room featuring corner panelled bath, tiled splash back, wood effect flooring, wall mirror, airing cupboard, medicine cabinet.

BEDROOM TWO 14' X 9'6 (4.27M X 2.90M)

Window to front, fine views, fitted wardrobe, stripped wood floor.

BEDROOM THREE 12'3 X 7'9 (3.73M X 2.36M)

Window to rear, shelved recess, double built in wardrobe with louvred doors.

BEDROOM FOUR 10' X 9' (3.05M X 2.74M)

Window to front, fine views, meter cupboard

BATHROOM

With painted wood panelled bath, Triton overhead shower, shower curtain and rail, wash hand basin with vanity surround, low level WC, circular wall mirror, built in storage cupboard, wood effect flooring.

OUTSIDE

To the left of the property there is a paved Driveway providing Parking for several vehicles, this is bounded by a stone and rendered wall and leads to the

INTEGRAL GARAGE 17'7 X 11'4 (5.36M X 3.45M)

With up and over door, power and light connected, fitted sink with hot and cold water, space and plumbing for washing machine, space for upright fridge/freezer, fitted work bench. The garage lends itself for conversion to additional accommodation subject to planning permission. There is a separate pedestrian gate flanked by attractive stone walls leading to the

GARDEN

In the front garden there is a good sized terrace, a gravelled garden, flowering cherry mature box hedging and a feature archway above the entrance gate. To the left hand side of the property a pedestrian gate leads to the side garden at a higher level in line with the first floor of the property, this features a rustic arbor with mature wisteria trained over it, there is a gravelled pathway, ornamental pond , well stocked cottage borders, a BBQ area, circular paved clothes drying area, silver Birch tree with fitted seat below.

Adjacent is a covered Store and adjacent Tool Store this particular area of garden is enclosed by a fence and wall, and there is then a pedestrian gate leading via a shared pathway to the Orchard a further private enclosed garden featuring timber summerhouse, greenhouse, 2 hen houses, vegetable patch, lawn and wildlife pond this is enclosed by fencing and hedging.

SPECIAL NOTE

There is a footpath to the rear of the Cottages which joins this pathway shared by neighbours to access their respective gardens.

SERVICES

Mains electricity and water, private drainage, oil fired central heating.