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01271 322833 | barnstaple@stags.co.uk

Primrose Cottage, West Down
Ilfracombe, EX34 8NE

A single storey attached period stone holiday cottage in lovely rural surroundings close to the North Devon Coast.

Ilfracombe 3 miles. Woolacombe 5 miles. Lynton 16 miles.

- Hall, Living Room/Kitchen • 2 Bedrooms, Shower room • Gas C.H., Double Glazed • Communal Parking • Communal Garden • Other Communal Facilities
- Suit 2nd home/holiday let • Vacant, No Chain • •

Guide price £135,000

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SITUATION AND AMENITIES

Primrose Cottage is one of Fair View Farm Cottages set on the edge of the village of West Down, just 5 miles from the North Devon Coast. West Down itself is about a mile and is a pleasant village offering amenities including post office, primary school, public house/ restaurant and church, which dates back to Norman times. The property is well placed for the dramatic North Devon coastline which includes some of the best beaches in the South West at Woolacombe, Saunton Sands (also with championship golf course) and Croyde. The picturesque former fishing villages of Lynton and Lynmouth, within Exmoor National park, are within easy reach. Ilfracombe is about 3 miles and is renowned for its delightful harbour and quay side where Damian Hirst has his famous restaurant and Verity sculpture, as well as a promenade with landmark Theatre and pleasure gardens. Within about 20 minutes by car is Barnstaple, North Devon's Regional centre, offering the areas main business, leisure and shopping facilities including the famous Pannier Market and North Devon District Hospital. At Barnstaple there is access to the

North Devon link road which takes one through to Junction 27 of the M5 motorway in about 46 minutes and where Tiverton Parkway also offers a fast service of trains to London (Paddington in just over 2 hours).

DESCRIPTION

A single storey, stone, attached, character cottage, 1 of 9 converted from original farm buildings. The layout of accommodation is more clearly identified upon the accompanying floorplans but incorporates: Entrance hall, living room with kitchenette, 2 bedrooms and a shower room. Outside there are communal grounds including children's play area, grass courtyard and BBQ area, a large farm building is being converted into a games room 44'6 x 19'2, providing plenty of indoor play space, there is also an all weather tennis court. A further agricultural barn 59'8 x 27'4 is sub-divided providing storage space for each of the cottages.

ACCOMMODATION

Entrance door leading into PORCH, tiled floor, cupboard housing electrics, coat hooks, door leading into INNER HALL, tiled floor, loft access via hatch. Open plan KITCHEN/SITTING/DINING



ROOM tiled floor, radiator, windows to all sides and sliding patio doors leading out to COMMUNAL GARDENS, fitted kitchen with base units with cupboards and drawers, space for fridge freezer and cooker, wall mounted cupboards and wall mounted glow worm combination gas boiler, roll top work surface, stainless steel sink and drainer with mixer tap, extractor fan. BEDROOM 1 window to sides, fitted carpet, radiator, built in storage. BEDROOM 2 window to rear, fitted carpet, radiator, built in storage. SHOWER ROOM 3 piece suite comprising: close coupled w/c, pedestal wash basin with tiled splash back, mirror and light above, shaver point, corner shower, extractor fan.

SPECIAL NOTE

We understand that the properties have 12 month holiday occupation status, the property is being sold on the basis of a 999 year lease (with approximately 997 remaining), but also enjoys a share of the free hold and is part of a management company. There is an annual service charge currently of £480 PA with a proportion of insurance payable in addition. The majority of the

contents are available by separate negotiation if required. We understand that it is possible to rent the cottage out on a holiday let basis if required.

SERVICES

Mains electricity gas and water, private drainage.

LOCAL AUTHORITY

North Devon District Council, Civic Centre, North Walk, Barnstaple, EX31 1EA. 01271 327711

DIRECTIONS

From Junction 27 of the M5, take the North Devon link road (A361) to Barnstaple. Continue on the A361 and pass through Barnstaple and then Braunton. Approximately 2 miles after leaving Braunton on the A361 you will pass a pub and a petrol station, take the right hand turn at Dean Cross signposted West Down and the Crown Inn. Follow this road to the end at Cheglinch corner, turn left to Berrynarbor/Combe Martin and the entrance to the property will be found at the top of the hill clearly signed after about a ½ a miles. Park in the communal car park, go to the top right hand corner where there is a pedestrian gate into the complex and Primrose Cottage will be seen clearly on the left hand side.



Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

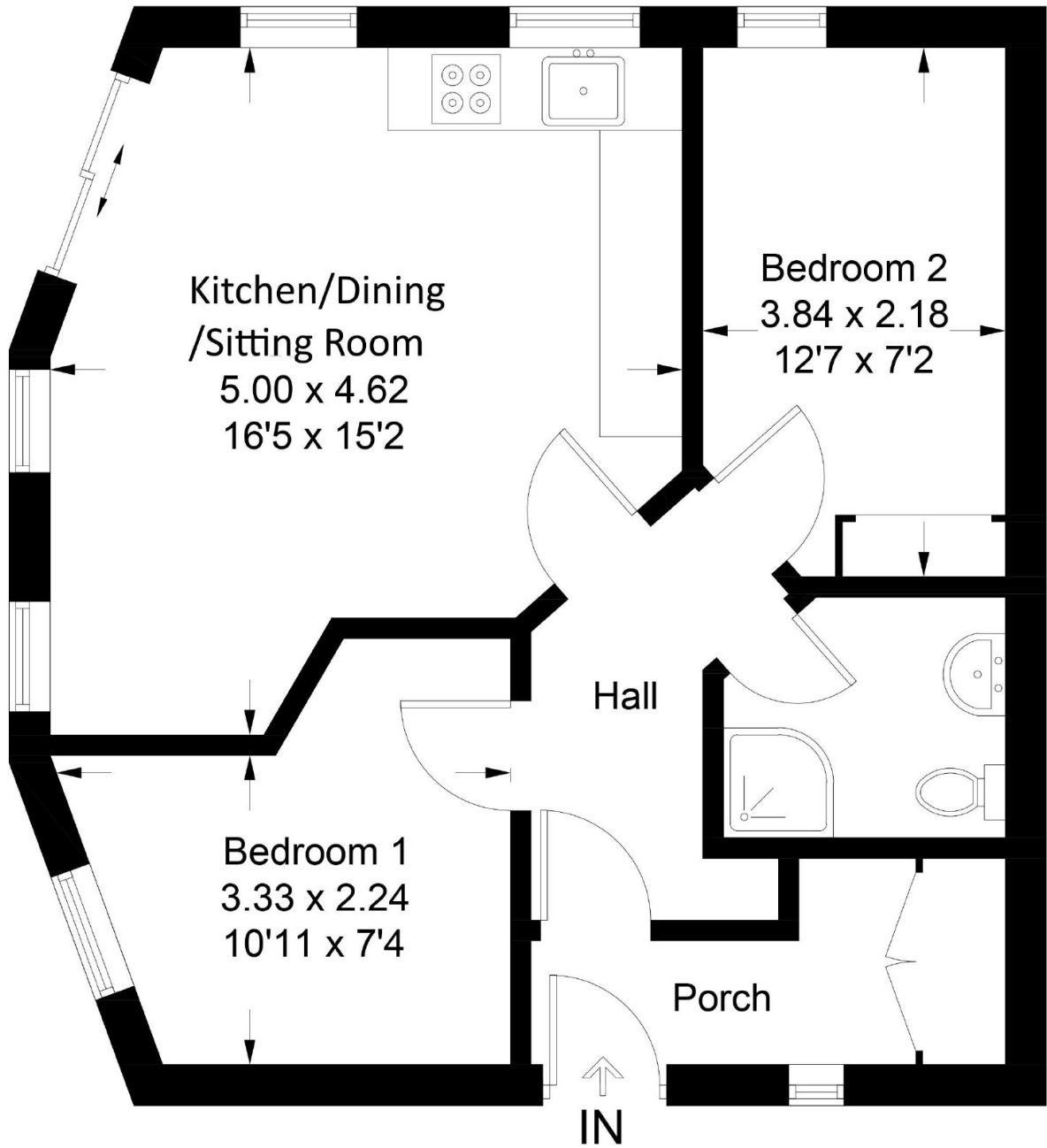


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID355059)



30 Boutport Street, Barnstaple, Devon, EX31 1RP
 Tel: 01271 322833
 Email: barnstaple@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	