



GROUND FLOOR



1ST FLOOR

**PILLAR BOX COTTAGE, GUNN, BARNSTAPLE**  
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## Well Presented Charming 3 Bed Detached Cottage

Asking Price

Pillar Box Cottage, Goodleigh, Barnstaple, Devon, EX32 7PA

**£329,950**

- Charming Character Cottage
- Offering Spacious Accommodation
- Pleasant Position
- South Facing garden
- Ample Off Road parking
- Beautiful Kitchen
- Conservatory
- 3 Bedrooms
- Ample Off Road Parking

## Directions

From Barnstaple town, leave the Inner Relief Road on Alexandra Road signposted to Goodleigh & Bratton Fleming. Leave the town and continue for approximately 1.5 miles and bear right at the fork in the road signposted to Goodleigh. Proceed through the village and on towards Gunn, upon entering the village proceed passing Tree Beech industrial units and shortly after turn right into Berry Lane, the property will be found after a short distance on your right hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Room list:

**Utility Room / Ent Lobby**  
3.99m max x 2.41m (13'1 max x 7'11)

**Kitchen Dining Room**  
4.50m x 4.14m (14'9 x 13'7)

**Sitting Room**  
6.07m x 4.14m (19'11 x 13'7)

**Inner Hall**  
2.39m x 1.19m (7'10 x 3'11)

**Dining Room / Play Rm**  
4.78m x 2.82m (15'8 x 9'3)

**Conservatory**  
4.93m x 3.84m (16'2 x 12'7)

**Bathroom**  
3.45m x 2.21m max (11'4 x 7'3 max )

### First Floor

#### Landing

**Bedroom 1**  
4.27m x 3.89m (14'0 x 12'9)

**Bedroom 2**  
4.24m x 3.00m (13'11 x 9'10)

**Bedroom 3**  
2.84m x 2.41m (9'4 x 7'11)

## Overview

Pillar Box Cottage is a deceptively spacious and well presented 3 bedroom detached cottage, standing within a generous plot and is situated within a delightful position within the village. The property has many charming and character features which include exposed beams to ceilings, inglenook fireplace and latched doors to name a few.

An early inspection is advised to appreciate this pretty cottage with a large South facing garden and offers ample off road parking. Briefly the internal accommodation comprises 19, dual aspect sitting room with attractive inglenook fireplace with stone surround and timber lintel, with multi fuel wood burner on a slate hearth providing a fine focal point to the room. The dual aspect kitchen diner has been well fitted and sympathetically designed being within keeping with the cottage, with pine fronted wall and base units stylishly finished with solid slate working surfaces, Belfast sink unit with assortment of drawers and cupboards below, concealed high level pine fronted cupboard providing housing for free standing fridge freezer, five ring gas range LPG cooker. Original exposed feature fireplace (Not in use) with bread oven and heavy timber lintel over. The utility room entrance lobby provides further base units with space and plumbing for a washing machine and additional domestic appliances, all neatly finished with matching slate working surfaces, oil fired boiler feeding central heating and domestic hot water to the property, with high vaulted ceiling and practical tiled flooring which flows through into the kitchen diner, door to WC cloakroom with wash hand basin. From the inner hall is access to the ground floor bathroom, with 4 piece suite benefiting from a bath and separate shower enclosure, the formal dining room is currently used as a snug room/ child's play room with double doors which open into the impressive conservatory, with fine views overlooking the rear garden and enjoying a sunny facing aspect, with practical terracotta floor tiles. Whilst to the first floor there are 3 bedrooms, two of which are well proportioned double rooms with a dual aspect, bedroom one having a large bank of fitted wardrobes with exposed timbers to ceiling, and bedroom 3 is a comfortable single bedroom. Agents note: Whilst the property offers spacious accommodation there is further scope and potential to extend subject to the necessary planning permission and consent, the current occupiers have architect drawings of a proposed extension which can be viewed upon request.

Goodleigh is situated approximately 3 miles to the West, a pretty village centered around its ancient parish church with primary school and well respected village inn and yet only 2 miles further West is Barnstaple, the ancient borough and administrative centre for North Devon which offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre and leisure centre and from the town there is direct access onto the A361/North Devon Link Road providing much improved communication to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway Railway Station. Some 7 to 10 miles west of Barnstaple is the dramatic North Devon coastline, Instow, Saunton, Croyde and Putsborough with associated facilities, sailing, surfing, swimming, and the renowned Saunton Golf Club with its 2 18 hole links courses.

## Services

Mains water and electric. Note:  
Septic tank drainage.

## Council Tax band

Band E.

## EPC Rating

To be confirmed.

## Tenure

Freehold.

## Viewings

Strictly by appointment with the  
Barnstaple branch on (01271)  
327878 or alternatively contact  
Cleeve Pugsley on 07816 446  
427.

