



STAGS

Fritham Cottage, Kings Heanton, Barnstaple, Devon, EX31 4ED

A quintessentially English Grade II Listed, 'chocolate box' detached period cottage in favoured, peaceful &

Bridle way adjacent. Barnstaple 10/15 minutes. The Coast 10 miles.

- Entrance lobby, Sitting Room • Dining Room, Kitchen • 4 Bedrooms, 2 Bathrooms • Room To Extend STPP • Oil C. Heating, Parking for 2/3 • Secluded, south facing garden • No Upward Chain •

Guide price £394,950

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SITUATION AND AMENITIES

At the end of a quiet no through country lane, adjacent to a bridle way, which leads to open countryside, in edge of village location, yet within walking distance of Marwood Gardens and Tearooms. Barnstaple town centre is about 3½ miles and as the Regional centre the town houses the area's main business, commercial, leisure and shopping venues, as well as Theatre and District Hospital. From Barnstaple the North Devon Link Road leads through to Junction 27 of the M5 Motorway in about 45 minutes, whilst Barnstaple provides a link to the National railway system. The North Devon coast is within easy reach and the popular sandy surfing beaches at Saunton (also with championship golf course), Croyde Bay, Putsborough and Woolacombe are all readily accessible. Exmoor National Park is also within easy reach; the nearest International airports are at Bristol and Exeter.

DESCRIPTION

This charming detached period cottage presents whitened, rendered elevations, beneath a mainly thatched but part slate roof. The property is Grade II listed as being of architectural and historical interest. The property offers scope of extension, subject to planning permission. Internally modern refinements, combine with original features which include period fireplace in the main reception room, exposed beams, latch cottage doors,

polished wooden window sills, oak staircase etc. The property is considered ideal as a principal or second home/holiday let. The house is complemented by well-tended and secluded south facing gardens from which there are pleasant pastoral views over surrounding countryside. The accommodation is more clearly identified upon the accompanying floorplans but comprises:

GROUND FLOOR

Front door to ENTRANCE PORCH, meter cupboard, quarry tiled flooring, latch door to SITTING ROOM, period fireplace with bressumer beam, bread oven, fitted Aarrow wood burning stove with log storage beneath, beamed ceiling, window seat, door concealing staircase to first floor described later, open archway to DINING ROOM. INNER HALLWAY with shelved storage cupboard, boiler cupboard housing Camray oil fired boiler for central heating and domestic hot water, also acting as airing cupboard. Country KITCHEN/BREAKFAST ROOM with units finished in oak and slate effect work surfaces incorporating 1½ bowl moulded sink unit, plumbing for both dishwasher and washing machine, space for freestanding electric cooker as well as upright fridge freezer, ample room for breakfast table, wood effect flooring, stable door to outside. BEDROOM 4/STUDY with vaulted ceiling and exposed beams. BATHROOM with wood panel bath, mixer tap/shower attachment,



pedestal wash basin, low level w/c, heated towel rail/radiator, medicine cabinet, strip light/shaver point. The concealed oak staircase rises to

FIRST FLOOR

LANDING with trap to loft space. BEDROOM 1, recess with beam above, exposed beams, EN-SUITE SHOWER ROOM with shower cubicle, low level w/c, corner wash hand basin, heated towel rail/radiator, extractor fan, tiled flooring, shaver point, medicine cabinet. BEDROOM 2, built in wardrobe, built in airing cupboard with pre-lagged cylinder. BEDROOM 3, with exposed beams.

OUTSIDE

The property is approached from the lane via 5 bar gates and to the right of this is a platform for 2 wheelie bins. There is gravelled parking for 2/3 vehicles and a stone pathway then leads around to the front door. The garden is mainly arranged to the front of the house and there is a sweeping lawn, well stocked flower beds and borders and a number of specimen trees and shrubs, there is a sunken area, a slightly elevated terrace ideal for Al Fresco dining, TIMBER GARDEN SHED and LEAN TO TOOL/FUEL STORE, beyond is a clothes drying area, water tap and an oil tank, an apple tree provides shade for the terrace. The garden is well tended and hedge enclosed.

SERVICES

Mains drainage electricity and water, oil fired central heating.

SPECIAL NOTE

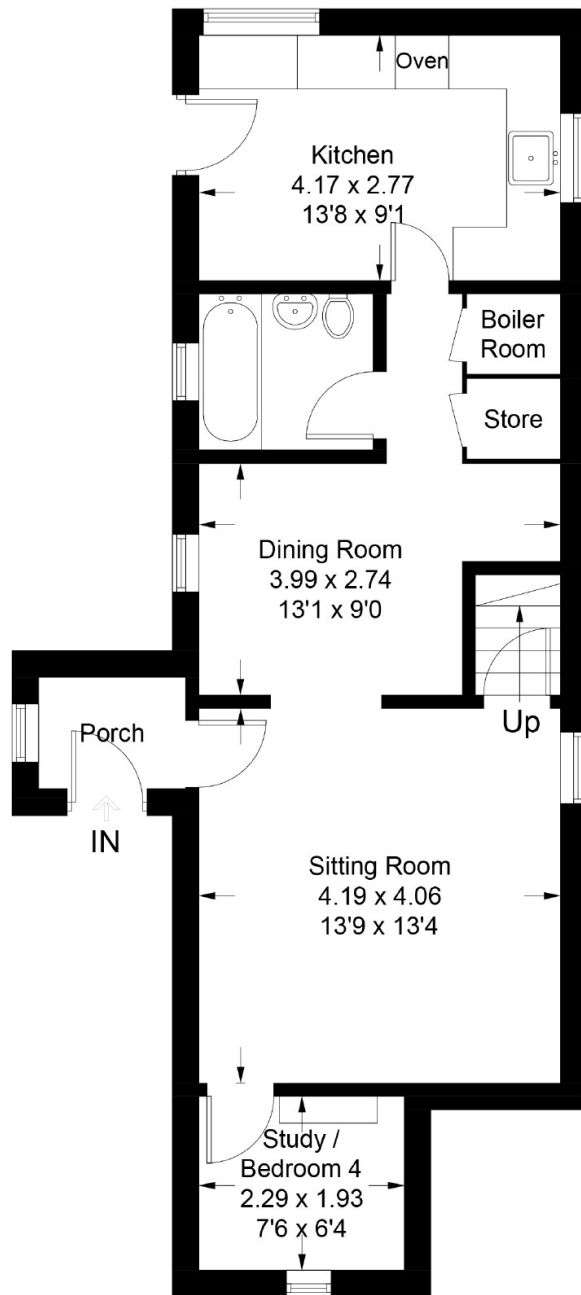
The majority of the contents can be available by separate negotiation if required.

DIRECTIONS

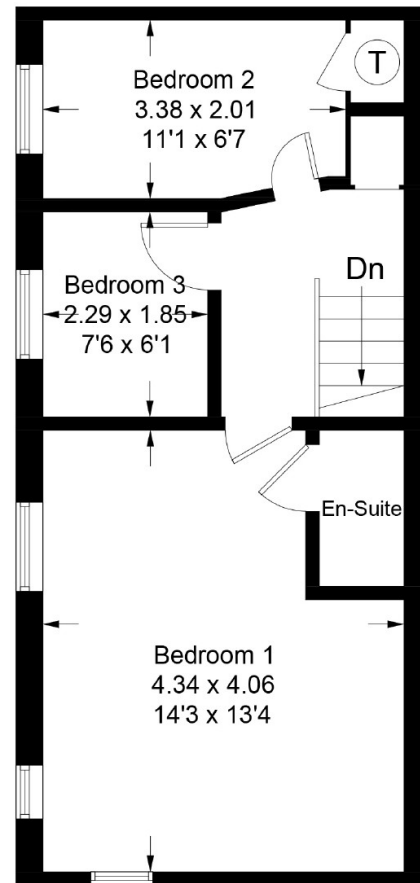
From Barnstaple town centre take the A39 sign posted Lynton. At Pilton Causeway pass Yeo Vale Road and St George's road on the right and take the next turning left into Pilton Quay. Pass Pilton Street on the right and take the next turning right into Abbey Road. At the top turn left into Under Minnow Road and follow the road for about 2 miles to Pnixford. As you enter the village take the first turning on the right to Kings Heanton, continue for about half a mile and at the T Junction bear right and proceed up this no through lane for about a 10th of a mile and the property is on the left hand side.



Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID473180)



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