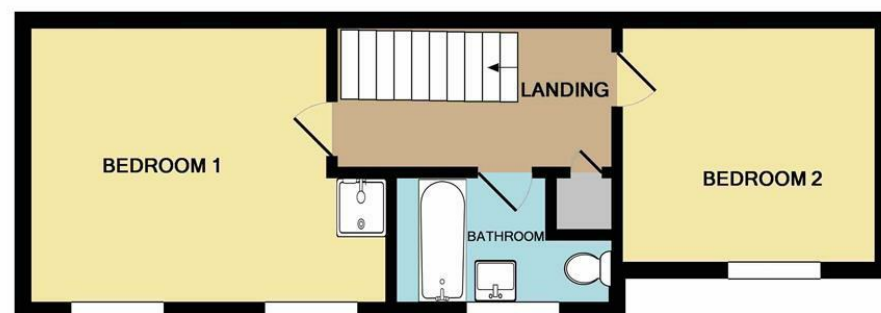


GROUND FLOOR



1ST FLOOR

STONECOMBE 1, EAST DOWN, EX31 4NA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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## Directions

From Junction 27 of the M5 Motorway, take the A361 North Devon Link Road towards Barnstaple and at the roundabout just north of South Molton with the North Gate Inn, take the A399 towards Combe Martin. After approximately 12 miles at the Old Station House Inn, turn left onto the A39. Continue for approximately 2 miles and on reaching Kentisbury Ford, turn right and then immediately left, towards Patchole and Bugford. Continue through the village of Patchole and after approximately 1.5 miles the property is to the right of the road set well back from the road with its 3 neighbours ,

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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## Large 2 bed Rural Cottage

Stonecombe Cottage, 1 East Down, Barnstaple, EX31 4NA

Offers In The Region Of

**£250,000**

- Attached cottage
- Living room - 25 foot
- Cloakroom
- Double glazed, oil c/heat
- 2 double bedrooms
- Kitchen/breakfast
- Carport
- Bathroom
- Rear Lobby/utility
- South lying garden/terrace





## Room list:

### Entrance Door

### Living Room

7.72m x 3.73m (25'4" x 12'3")

### Kitchen/Breakfast Room

3.45m x 3.25m (11'4 x 10'8")

### Rear Lobby

1.75m x 1.75m (5'9" x 5'9")

### Cloakroom/Boiler Room

1.75m x 1.57m (5'9" x 5'2")

### Landing

### Bedroom 1

4.04m x 3.91m (13'3" x 12'10")

### Bedroom 2

3.48m x 3.33m (11'5" x 10'11")

### Bathroom

2.03m x 1.85m minimum (6'8" x 6'1" minimum )

### Carport

4.60m x 3.20m (15'1" x 10'6")

### South Lying Lawn and Off Road Parking

## Overview

Stonecombe Cottage, No 1, is set in an elevated south facing setting looking out over fields and woodland in the beautiful rolling countryside of North Devon, between Exmoor and the North Devon coastline. The village of East Down with its ancient Parish Church and pub, The Pyne Arms, is about a mile to the south. There is easy access to some of the UK's most beautiful and unspoilt sandy beaches, including Saunton Sands, Croyde Bay, Putsborough and Woolacombe. Exmoor National Park is also within close proximity, and along with the surrounding countryside, offers excellent opportunity for walking, riding and other recreational activities.

Barnstaple, about 8 miles south, has a wide variety of shopping and leisure facilities, along with the North Devon district hospital, a live theatre and train station, providing regular links to Exeter. South Molton, about 14 miles, also has a good selection of independent shops and amenities, including a busy pannier market on Thursdays and Saturdays and direct access to the A361 north Devon link road.

Communication links to the area are good, with the A361 at Barnstaple providing fast links to Tiverton and Junction 27 of the M5 Motorway. Tiverton Parkway station provides regular links to London Paddington in about two hours and Exeter International Airport also hosts regular flights to UK and International destinations, including daily flights to London City Airport.

Note - the property is shown in the picture and is under the tile roof. The slate roof to the left is next door accessed separately.

## Services

Mains water and electric, oil central heating, private drainage

## Council Tax band

Band

## EPC Rating

Band

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Barnstaple branch on  
01271 327878  
Out of hours Michael Challacombe  
07970 445204

