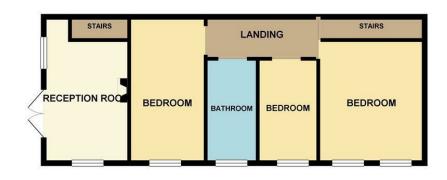


GROUND FLOOR



1ST FLOOR



White every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, vindows, rooms and any other items are approximate and no responsibility is stain for any error omission or mis-statement. This plant is for flastrative proposes only and fould be used as sub-thy any respective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their coexistion or delicency can be suited.

Directions

From Barnstaple Square head towards Taw Vale continue to follow the A3125 at the roundabout take the 2nd exit onto Belle Meadow Road (A3125) at the roundabout, take the 1st exit onto Alexandra Road (A39) go through next roundabout at the next roundabout take the 2nd turn onto Pilton Causeway(A39) heading towards Combe Martin. In 1.3 miles turn left onto B3230 destination will be on the left.

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or email braunton@phillipsland.com

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4 Bed House - Detached

Mill View Milltown, Muddiford, Barnstaple, Devon, EX31 4HG

- 4 Bedrooms
- Upstairs sitting Room with French Doors
- Garage 15'10 x 15'

- Dual Occupancy or Income
- Landscaped Gardens
- Beautiful Views

Asking Price

£399,000

- 3 Reception Rooms
- Parking





Overview

Situated within the village of Mill Town in a hillside location enjoying open valley views towards Barnstaple. A most attractive south facing cottage that has been extended so contrasting old with new. The old part of the house which is thought once to be 2 cottages has much character with open fireplaces and two wood burner stoves with a central kitchen and utility. Ground floor bedroom and shower room. The new extension is a beautiful open plan sitting room with french doors to a private patio, with further 3 bedrooms and bathroom to the first floor.

The cottage which has been updated and improved benefits from Upvc double glazing and night storage heating throughout. Wood burning stoves to the main reception rooms.

Barnstaple the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, theatre, leisure centre and Tarka Tennis Centre. From Barnstaple there is direct access on to the A361/North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to junction 27 on the M5 motorway near Tiverton where there is also the Parkway Railway Station. T

Situated to the end of a no through road, this is a very interesting and versatile home.

Services

Mains Water and Electric

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114





Outside

The property is approached over a driveway leading parking area with good size garage 15' 10" x 15' with up and over door with side access and eaves storage. Two logs stores and stone garden shed. Whilst to the rear and side there are landscaped gardens taking advantage of the views. A garden delight for a garden enthusiast with the garden stretching right up the hillside where the some of the best views can be enjoyed. Various borders with flowers and shrubs, garden ponds decked barbecue area and an old vegetable plot. A real interesting garden.

Room list:

Entrance Porch

Dining Room

3.66m x 3.38m (12 x 11'1")

Stairs to Landing

Kitchen

5.38m x 3.58m (17'8" x 11'9")

Sitting Room

4.90m x 3.35m (16'1" x 11')

Utility Room

2.74m x 1.68m (9 x 5'6")

Ground Floor Bedroom

3.86m x 2.59m (12'8" x 8'6")

Ground Floor Shower Room

staircase to sitting Room

Sitting Room

5.84m x 3.05m (19'2" x 10')

Bedroom Two

3.25m x 3.43m (10'8" x 11'3")

Bedroom 3

 $3.18m \times 2.44m (10'5" \times 8')$

Bedroom 4

3.35m x 2.29m (11' x 7'6")

Family Bathroom

