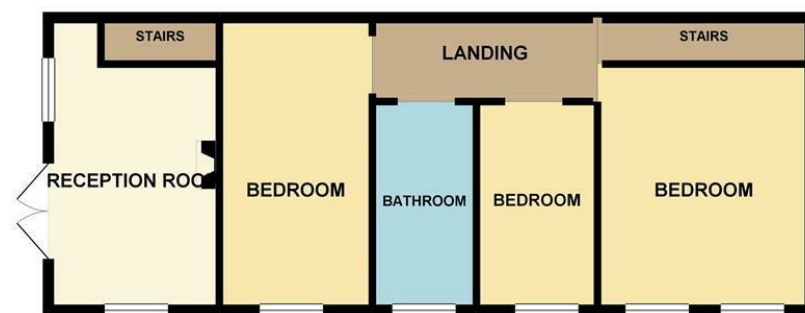


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## 4 Bed House - Detached

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

Asking Price

**£399,000**

- 4 Bedrooms
- Dual Occupancy or Income
- 3 Reception Rooms
- Upstairs sitting Room with French Doors
- Landscaped Gardens
- Parking
- Garage 15'10 x 15'
- Beautiful Views

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or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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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## 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

Type your text here

## Council Tax band

## EPC Rating

F

## 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 x 2.44m (10'5" x 8')

**Bedroom 4**  
3.35m x 2.29m (11' x 7'6")

### Family Bathroom