



The Cottage





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Middle Marwood, Barnstaple, Devon, EX31 4EG

Barnstaple 10 Minutes. Braunton/Exmoor/The Coast all within 20 Minutes.

A detached character residence together with 16.5 acres in favoured Hamlet

- Entrance Hall, Cloakroom
- Conservatory, Kitchen
- 4 bedrooms, 2 Bathrooms
- Additional Parking
- 3 Connected Paddocks
- 3 Reception Rooms
- Utility Room, Boiler room
- Detached Double Garage
- Gardens & Water Features
- Timeless & Tranquil Location

Offers In Excess Of £725,000

## SITUATION AND AMENITIES

Middle Marwood is a timeless and tranquil hamlet lying about four miles to the North of Barnstaple, the Regional Centre of North Devon, which offers the area's main business, leisure and shopping venues. From Barnstaple, the North Devon Link Road (A361) provides a fast route to the M5 Motorway at Junction 27 (Tiverton) about 34 miles, there is also Tiverton Parkway with trains to London Paddington in just over two hours. Exeter, the county town and Cathedral City with its International airport, is about 39 miles. A few miles to the west lie the popular surfing beaches at Saunton (also with championship golf course), Croyde Bay, Putsbrough and Woolacombe. Exmoor National Park is about 20 minutes by car.

## DESCRIPTION

This charming character residence presents elevations of stone and painted render with double glazing beneath a tiled roof. We understand that the original core possibly dates back 300 years and that an 'in keeping' extension was added during the 1980's and double glazed conservatory at a later date. The versatile accommodation is arranged over two storeys and has a rustic ambience. There is a detached garage block built not only to match the main house but also thinking ahead to a potential conversion to ancillary accommodation or holiday cottage, subject to planning permission, as the structure is cavity constructed with existing DPC. There are gardens surrounding the house with lovely water features as well as a stream and surrounding pasture in all about 16.5 Acres. The land is currently rented out to a local farmer who rotates horses and sheep to graze the land which also produces income under the single farm payment and stewardship schemes.





## GROUND FLOOR

Front door to ENTRANCE HALL, CLOAKROOM low level WC, wash hand basin. LOWER HALL cupboard under stairs, beamed ceiling, pair of multi-paned glazed doors to SITTING ROOM a spacious double aspect room with lovely views into the valley below, inglenook fireplace with bressummer beam, wood burner, exposed beams, oak flooring. From the hall a multi-paned glazed door leads to the KITCHEN in a lamed Oak theme incorporating 1 ½ bowl sink, fitted appliances include integrated dishwasher and fridge, double oven, induction hob and extractor hood, there is a corner cupboard with beam above, under floor heating, an open arch to BREAKFAST ROOM with beamed ceiling, under floor heating, double multi-paned glazed doors to CONSERVATORY with double doors to garden, exposed stone wall and tiled flooring with under floor heating. UTILITY ROOM in a cream theme with worksurfaces incorporating 1 ½ bowl stainless steel sink, plumbing for washing machine, space for usual appliances, door to outside, tiled floor, corner cupboard. MUSIC ROOM/PLAY ROOM/SEPARATE DINING ROOM with beamed ceiling, impressive inglenook fireplace with bressummer beam, fitted multi-fuel burner, bread oven, porcelain wood effect flooring with under floor heating, dummy door revealing picture window. STORE ROOM off, secondary stair case rising to;

## FIRST FLOOR

MAIN LANDING trap to loft space. BEDROOM 1 with double aspect views. INNER LOBBY with LINEN CUPBOARD. SHOWER ROOM cubicle, wash hand basin, WC. DRESSING ROOM with shelving, rails, storage and shoe racks. BEDROOM 2 range of fitted bedroom furniture to one wall in antique pine with dressing table and mirror above. BEDROOM 3 fitted bedroom furniture. BEDROOM 4 (currently utilised as study) fitted cupboard and chest of drawers. BATHROOM/WET ROOM with modern tub bath, free standing mixer tap/telephone style shower attachment, separate shower area with both hand held and drench showers, pedestal wash basin, low level WC, heated towel rail/ radiator, under floor heating, wood effect flooring.

## OUTSIDE

From the lane the property is bounded by an attractive stone wall. There is vehicular access over the gravel driveway providing parking for about 4 vehicles to the DOUBLE DETACHED 2 STOREY GARAGE with power and light connected and storage loft above. Adjacent to the house is an electric car charging point and integral BOILER HOUSE/PLANT ROOM accommodating the apparatus for the central heating and water systems. There is a small front garden between the house and the lane, to the right of the drive a natural pond and stream runs to the side of the house and on to the rear garden incorporating a number of waterfalls and terminating in to a large natural pond in one of the paddocks below the house. The rear garden is mainly laid to lawn, there is a raised gravel bed. The garden represents a blank canvas ready for a new owner to stamp there mark or leave the garden as it is with the ease of maintenance in mind. There are paddocks above the property and below it, 3 in number all linked with the benefit of natural water in the lower paddock, all are bounded by stock proof fencing.

## SERVICES

Mains electricity and water, private drainage, heating by ground source heat pump. Electricity supplemented by solar panels (ownership retained by the vendor but free electricity to be provided for the foreseeable future). Fibre broadband scheduled to be upgraded in the latter part of 2020.

## DIRECTIONS

From Barnstaple proceed to Piton and follow the unclassified road through Bradiford towards Ilfracombe passing through Pixford and Guineaford. After about a further mile, at Gypsy Corner, turn left signposted Middle Marwood and then follow the road for approximately half a mile. Turn left and the cottage will be found within about a ¼ of a mile on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.

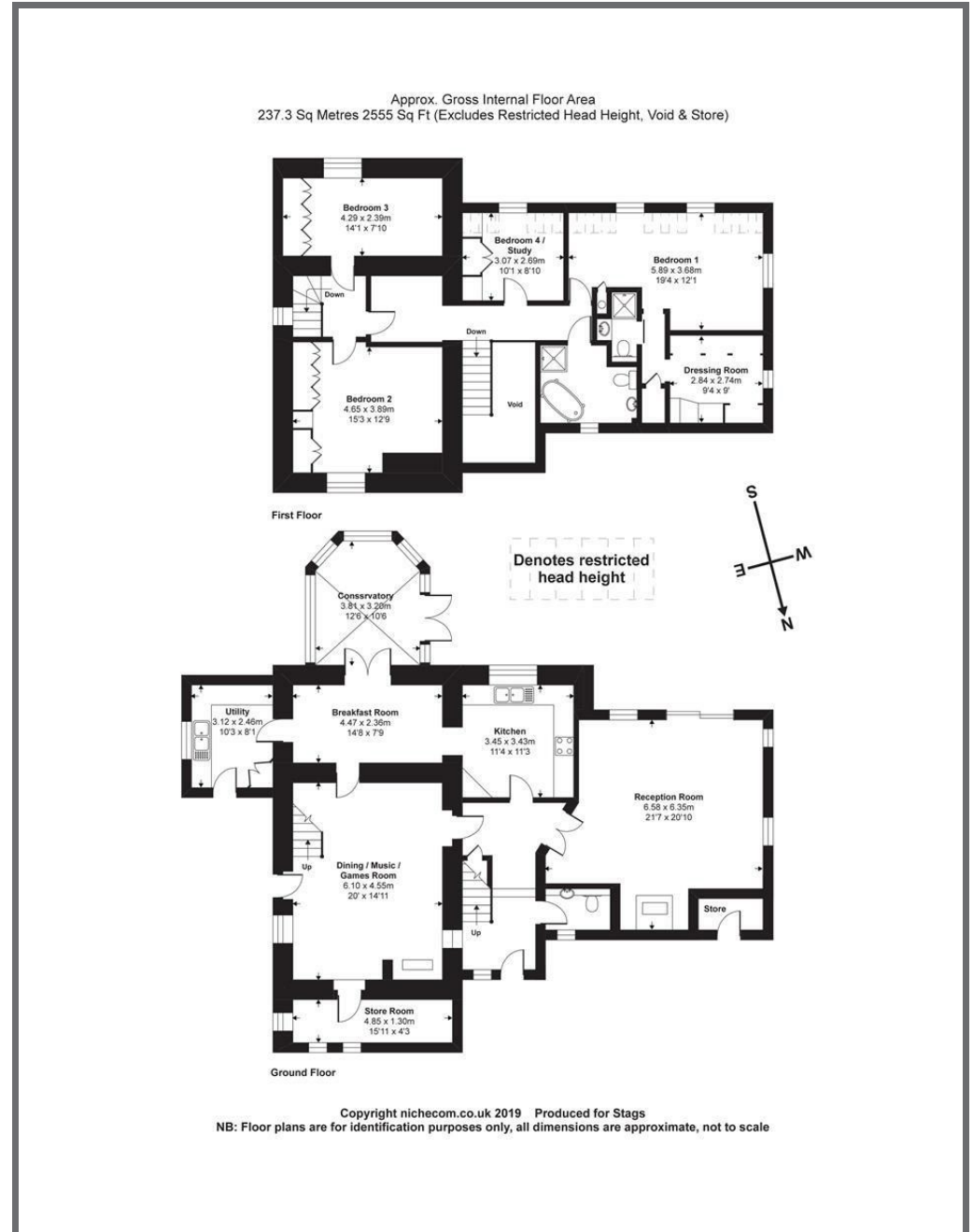


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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