

for sale



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The Cottage
Westacott Lane, Barnstaple,
North Devon.
EX32 7NF



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Price Guide
£495,000

A charming detached period cottage having been tastefully extended and modernised over recent years by the current owners who have created a very comfortable family home.

A rare opportunity to own a very well presented and tastefully appointed, deceptively spacious, extended, detached period cottage, with loads of charm and character.

This charming home is very conveniently located not far from amenities.

- No onward going chain
- A very rare opportunity
- Detached extended period cottage
- Entrance Hall
- Sitting room
- Living room with dining area
- Sun Lounge / Conservatory
- Very impressive Kitchen family room
- Ground floor Cloakroom
- 4 Double Bedrooms
- Family Bathroom
- Family Shower room

- UPVC Double Glazing
- Oak and Slate floors
- Wooden latch doors
- Built in wardrobes and cupboards
- Feature ceiling timbers
- Energy efficient lighting
- Solar panels and tubes
- Wood burners
- Aga in the kitchen
- Integral double Garage
- Enclosed level gardens
- Very convenient for access to amenities

This property is offered for sale with

No Onward Going Chain



Situation:

The Cottage, is situated in a no through country lane affording the property a good degree of privacy from passing traffic, yet very conveniently located for walking to work or taking children to school and gaining easy access to a number of amenities in the Whiddon Valley area via the nearby footpath which leads through Magnolia Close. The property retains a country feel with the convenience of amenities and employment close by. This is a great opportunity for those looking for a property with old wolde charm and character, combined with the comfort and convenience of a very modern home with energy saving features, in a community setting, opposed to being stuck out in the middle of nowhere. Once inside the property you get the feel of a country setting looking out at the established trees and the no through country lane. The cottage has to be viewed internally to fully appreciate this impressive home.

This property is ideal for a family or equally retirement.

Location:

North Devon, is an ever increasingly popular part of the country to live, with its breath taking scenery, wide open spaces and dramatic coastline.

Barnstaple, North Devon's regional centre offers a good selection of shops and amenities including a number of sports facilities, out of town shopping, cinema and theatre. The town also benefits from The Tarka Line rail link connecting with Exeter and the main line to London.

The A361 North Devon Link road connects the town with the motorway network at Tiverton where there is also a main line railway station again connecting with London. Bristol and Exeter provide air links with regional and international airports.



Property:

The Cottage, has been very thoughtfully extended to make the most of the property and now offers very well appointed deceptively spacious accommodation comprising; on the ground floor, a very impressive and spacious kitchen family room with vaulted ceiling and Aga, living room with dining area, log burner and beamed ceiling, sitting room with 2nd woodburner, entrance hall, cloakroom and sun lounge/conservatory. On the first floor is a spacious landing with study area, 4 double bedrooms, family bathroom and shower room. The property also features a lot of oak and slate flooring. Outside is an area of enclosed front garden, parking for a couple of cars in front of detached garage with electric doors and utility area. There is an enclosed rear courtyard with useful shed. The gardens are another undoubted feature designed with outdoor entertaining and alfresco dining in mind, with extensive terrace, open stores, shed and pizza oven.

Accommodation briefly comprises (with all measurements being approximate):

Canopy Porch with outside light over **Front Door** leading in to

Entrance Hall: with Coats Cupboard also housing electric meter and consumer unit, understairs storage cupboard and door off to

Sitting Room: 16' 9 x 10' 6 (5.10m x 3.20m) (currently used as TV room) with wood burner set on slate hearth, window seat, ceiling down lights, useful store cupboard/enclosed computer station, door off to

Living Room with Dining Area: 19' 9 x 15' 10 (6.02m x 4.82m) with beamed ceiling, wall lights, brick fireplace with inset log burner on slate hearth and timber lintel over, window seat, ceiling down lights to dining area, staircase off to first floor and glazed double doors off to

Sun Lounge/Conservatory: 11' 9 x 8' 3 (3.58m x 2.51m) with double glazed windows, slate floor, double radiator and double doors off to outside

Kitchen Family Room: 25' 3 x 19' 8 (7.69m x 5.99m) maximum as this is an irregular shaped room. An amazing space!, being very light and spacious, slate flooring, period style radiator, vaulted ceiling with feature beam, long drop pendant lights plus LED tack lighting, Velux skylight windows, base units incorporating cupboards pan drawers and dishwasher, granite work top, butler sink, electric (total control) Aga, canopy extractor hood, built in pantry cupboard with shelves and slate ledge, doors off to rear garden and back yard,

Cloakroom: with close coupled WC and wall mounted wash basin

Staircase from living room to **first floor landing** with return balustrade and landing window

Bedroom 1: 16' 0 x 13' 4 (4.88m x 4.06m) with corner aspect and built in wardrobe

Shower Room: with under floor heating to tiled floor, Travertine tiled walls, ceiling down lights and extractor, close coupled WC, vanity wash basin with cupboard below, glass shower screen and cascade shower head

Bedroom 2: 9' 1 x 8' 8 (2.76m x 2.64m) with radiator

Study Area (off the landing): 5' 9 x 4' 9 (1.75m x 1.44m) with window and large airing cupboard housing hot water system and controls for thermal tubes and solar panels

Rear landing: leading to

Bedroom 3: 14' 7 x 7' 10 (4.44m x 2.38m) with radiator and flush built in wardrobe

Bedroom 4: 11' 6 x 9' 3 (3.50m x 2.82m) with radiator and built in wardrobe

Bathroom: with white suite comprising free standing bath with mixer shower taps, close coupled WC and wall mounted wash basin. Wood panel surround, ladder style radiator and Velux skylight window

OUTSIDE: To the front of the property is parking for a couple vehicles in front of the double garage. The **Front Garden** is laid to grass and enclosed by wall with railings and pedestrian gate opening to footpath which leads to front door and along to a side gate opening in to the rear garden.

Enclosed **Courtyard** with side gate and useful timber shed. Outdoor oil fired boiler and personnel door opening in to

Integral Double Garage: 17' 7 x 17' 7 (5.36m x 5.36m) with twin electric roller shutter doors, power, light and water. Plumbing for washing machine and door off to rear yard

The **Rear Gardens** are level and extensively paved to provide an excellent sun terrace and entertaining area. Lean to Store/all seasons seating area, Log Store, Potting shed, Greenhouse, Timber Shed, covered seating area and pizza oven, raised vegetable beds, lawn with fruit trees and feature arch. As a whole this delightful garden is an undoubted feature of the property.

SERVICES:

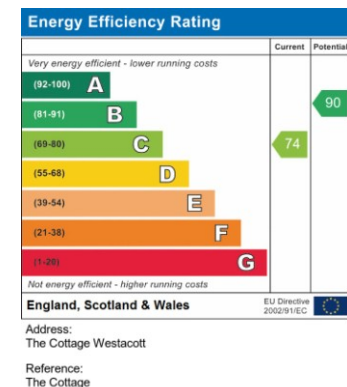
Mains electricity and water, septic tank drainage. An oil tank supplies the boiler.

COUNCIL TAX:

Band 'D'. The tax band may be subject to possible alteration when the property changes hands, due to the property being extended during current ownership.

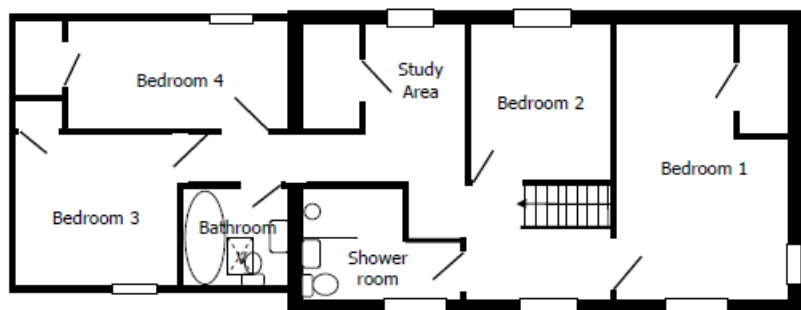
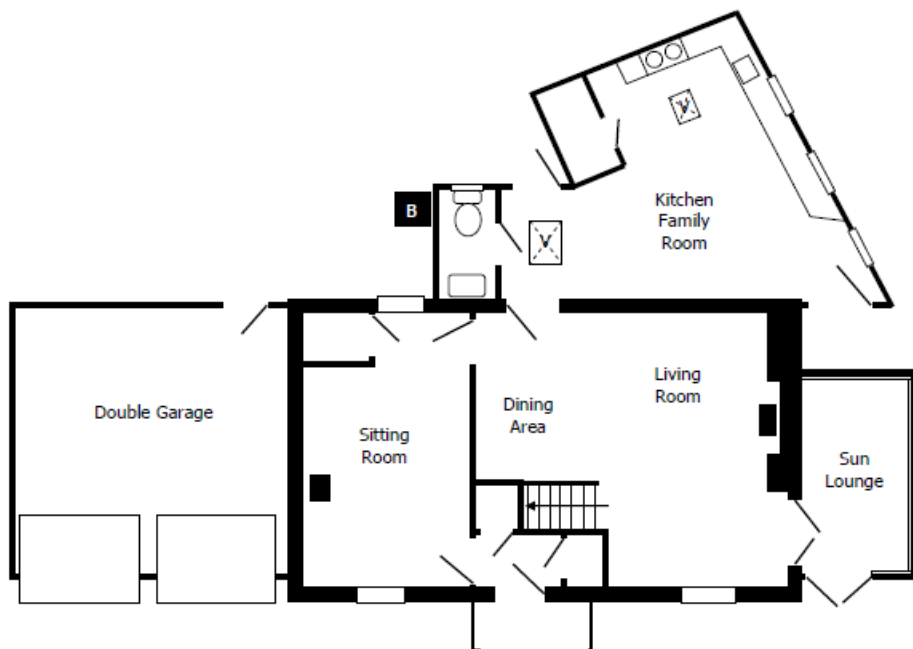
ENERGY RATING:

Band 'C'



Agents Note:

This floor Plan is for guidance only, it cannot be guaranteed as accurate or to scale.

**Directions**

The property is located just behind Magnolia Close. However, to approach the property by car; leave Barnstaple on the Goodleigh Road, passing Walton Way on the right and Crockmans Close on the left. Take the next turning right at Crookmans Corner signposted Westacott and Maidenford. Follow the lane; turn right at Ivy Cross signposted Westacott. Follow the dead end lane around a tight 90 degree right hand bend. The cottage will be found and easily identified just after Westacott Farmhouse on the left. The property can be approached on foot via a footpath in Magnolia Close if preferred.

To arrange a viewing please contact



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