



The Old Stable



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West Down, Nr Woolacombe, Devon, EX34 8NH

Village amenities/Open Countryside nearby.

A superb stable conversion with excellent living space and off street parking close to the centre of this favoured village, within 15 minutes of Woolacombe

- Stunning Stable conversion
- 3 Double bedrooms (1 en-suite)
- Underfloor heating and Double glazing
- Off street parking for two cars
- Low maintenance garden
- Sought after village location
- Easy access to Woolacombe

## SITUATION AND AMENITIES

West Down is a particularly sought-after village because it retains good local amenities but is also within a 15 minute drive from Woolacombe beach, the village of Braunton and the coastal town of Ilfracombe. The centre of the village is within easy walking distance and offers village community shop popular local pub/restaurant, parish church and well renowned primary school. A little further afield are Croyde, Saunton (also with Championship Golf Course) and Putsborough. Barnstaple, North Devon's Regional Centre, is less than half an hour by car and offers the area's main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, leading through in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can also be reached in less than half an hour.

## DESCRIPTION

The Old Stable is an excellent conversion of a period stable block which presents elevations of stone and painted render with wooden double glazed windows beneath a slate roof. We understand that the property was renovated to a high standard circa 2000, with under floor heating on both floors, well appointed kitchen, three good sized rooms, two bathrooms (one en-suite) and a ground floor cloakroom. Externally there are two parking spaces and a low maintenance garden. An ideal family home or second residence. Internal inspection strongly advised.



## GROUND FLOOR

ENTRANCE PORCH with tiled flooring and bespoke period front door.  
ENTRANCE HALL with tiled flooring, Cloakroom under stairs, solid wood staircase to first floor, SITTING ROOM a good sized double aspect room with brick fireplace, attractive window seat and under stairs storage, KITCHEN Shaker style kitchen with ample work surface with storage above and below, a range of fitted appliances including dishwasher and washing machine, large range set in an exposed brick fireplace with extractor fan above, tiled floor and door to side entrance.

## FIRST FLOOR

Galleried LANDING with deep silled window to rear, loft access  
BEDROOM 1 distant views over the village roof tops and beyond, built in storage and airing cupboard, EN-SUITE SHOWER ROOM with tiled cubicle shower, low level WC radiator and pedestal hand wash basin,  
BEDROOM 2 distant views and built in storage access to; JACK & JILL BATHROOM with panel bath with shower over, low level WC and pedestal hand wash basin, BEDROOM 3 built in storage.

## OUTSIDE

Double 5 bar gates open on to a gravel drive way accessing two allocated parking spaces and low maintenance West facing garden, Scandinavian wooden shed.

Agents Note; Barton Farm (neighbouring property) has vehicular right of access across the drive to access their garden and garage.

## SERVICES

Mains drainage, electricity, gas and water.

## DIRECTIONS

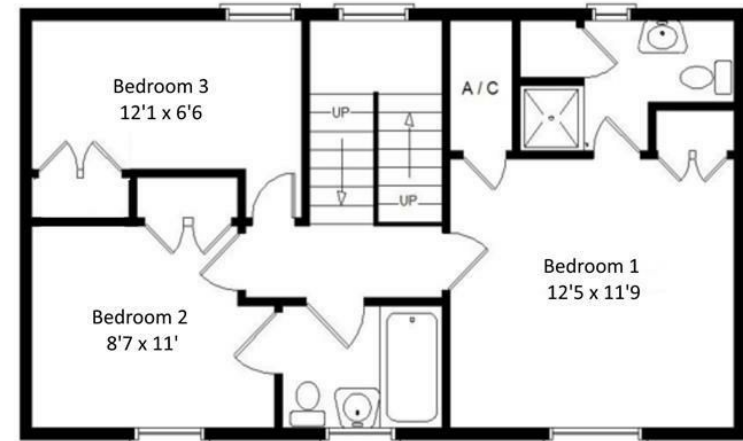
From Barnstaple proceed North on the A361 towards Ilfracombe. Follow this road passing through Braunton, for approximately 11 miles. After passing the former Fox Hunters Inn on your right take the next right, to West Down. From the square keep the pub on your left hand side and the entrance to the property will be found after 200 yards or so on the right.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



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



FIRST FLOOR



GROUND FLOOR

For identification purposes only and not to be relied upon

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(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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