



Lays Cottage



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East Down, Barnstaple, Devon, EX31 4LT

Barnstaple 7 miles. Woolacombe 10 miles. Local Pub 0.7 miles

A charming detached period cottage with fine views, set in a timeless & tranquil rural location

- Countryside views
- Three Reception Rooms
- Kitchen with Rayburn, Utility
- Parking for 3/4 vehicles
- Freehold
- Enclosed garden
- 4 Bedrooms, 2 Bathrooms
- Craft Room, Outbuilding
- Delightful Country Cottage
- Council Tax Band F

## Offers In Excess Of £485,000

### SITUATION AND AMENITIES

Lays Cottage is located in the small hamlet of Churchill, just to the west of the village of East Down, on the western fringes of Exmoor. The property is surrounded by beautiful countryside, typical of the area, with wooded valleys, steep hills and rolling landscape. The dramatic North Devon coastline where Exmoor meets the sea lies just to the north of the hamlet, and can be enjoyed at locations such as Heddons Mouth, Combe Martin and The Valley Of The Rocks at Lynton. To the west, the coast runs down to the superb safe, sandy, surfing beaches of Croyde, Saunton Sands and Woolacombe, whilst the Taw and Torridge estuaries are within half an hours driving distance and offer bathing, boating and fishing. The surrounding countryside offers miles of delightful walks, as well as riding and cycling and other outdoor pursuits. Barnstaple, North Devon's regional centre is about 9 miles and houses all of the area's main commercial, leisure and shopping venues. At Barnstaple, access is gained to the North Devon Link Road (A361) which provides a fast route to the M5 motorway in Tiverton (Junction 27) about 40 miles. There is also the Tiverton Parkway Mainline Railway Station (London Paddington in just over 2 hours), Bristol and Exeter Airports can both be reached in about 2 hours.

### DESCRIPTION

This delightful period property presents whitened rendered elevations with double glazing beneath a slate roof, the property is considered ideal as a principal residence, second home or UK base. The property is well presented and has been tastefully modernised to combine many original period features with 21st century refinements. The versatile accommodation is arranged over two floors with four bedrooms on the first floor, one with en-suite and a family bathroom, three reception Rooms, large kitchen with Range cooker and a utility room on the ground floor. Externally there is a large secluded garden and ample parking for several vehicles. This is certainly a property that needs to be viewed internally to be fully appreciated. The accommodation comprises;



**GROUND FLOOR**

PORCH half glazed front door to SITTING ROOM a double aspect room with period Inglenook fireplace, bressummer beam, bread oven, ornamental fireplace at opposite end of room, stripped wood flooring, beamed ceiling, shelved recesses and leaded glazed internal window to kitchen (described later). Step up to STUDY double aspect room, fitted carpet. DINING ROOM double aspect room with stripped wood flooring running beneath the staircase rising to first floor and which separates the dining room from the KITCHEN/BREAKFAST ROOM windows to rear, fitted in a country cream theme with beech work surfaces incorporating a 1.5 bowl moulded sink unit, adjoining work surfaces, drawers and cupboards beneath, plumbing for dishwasher, further work surfaces, peninsular breakfast bar, oil fired Rayburn for cooking, electric oven, four ring Calor gas hob, new Extractor hood, tiled flooring. Multi-paned glazed door to UTILITY ROOM with Belfast sink, beech drainers, cupboards and appliance space under, plumbing for washing machine, space for upright fridge/freezer, Velux window, tiled flooring, solid wood door to outside, coat pegs.

**FIRST FLOOR**

LANDING hatch to fully insulated and part boarded loft. BEDROOM 1 Fine views. Inner lobby with built-in wardrobe and separate linen cupboard. EN-SUITE BATHROOM with wood panelled bath, telephone style mixer tap / shower attachment, low level WC, pedestal wash hand basin, half tiled walls, wood effect flooring, extractor fan. BEDROOM 2 window to front with fine views. BEDROOM 4 window to front with fine views. BEDROOM 3 window to side and rear with fine views over open countryside. FAMILY BATHROOM with panelled bath, tiled surround, shower cubicle, low level WC, pedestal wash hand basin, airing cupboard housing factory lagged cylinder, extractor fan.

**OUTSIDE**

The property is approached from the shared drive, through to a private entrance. A five bar gate opens to the garden, with parking for several vehicles, in front and to the left hand side of the property. There is a TIMBER SHED with light and power, a large stone built STORE which accommodates the oil fired boiler for central heating and domestic hot water. There is a recently installed 1,234 litre bunded oil tank. Immediately in front of the house, there is a STONE TERRACE from which to enjoy the views, and for Alfresco dining. The GARDENS are principally laid to lawn interspersed with mature shrubs and bounded by hedging. A concrete pathway allows access at the back of the house to the utility Room.

**SERVICES**

Mains water and electricity connected, oil fired central heating. Private drainage. According to Ofcom, standard broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**DIRECTIONS**

Directions from Barnstaple (A39)


Leave Shirwell on A39 towards Lynton after long stretch. Don't take first left Marwood/Muddiford, take second left signed Upcott/Churchill/Berrydown. Its 3 miles from this point. Follow lane for 2 miles then at Ashelford Corner take a right turn at the sign for Churchill. bear right down the hill (not farm track straight ahead just after this turn). There are around 4 passing places on this single track lane, after approx ¾ mile it opens up onto a green area. COURTS DAIRY FARM is on the left. Please park in layby opposite the white sign post and in front of black postbox with Lays Cottage on it. Walk 80m to the left of large cream house through a court yard and just beyond this is a five bar gate. Come up to the front door and you have arrived.

WHAT3WORDS///nests.cookbooks.smiles



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) <b>A</b>                          |  |                         | <b>87</b>   |
| (81-91) <b>B</b>                            |  |                         |   |
| (69-80) <b>C</b>                            |  |                         |   |
| (55-68) <b>D</b>                            |  |                         |   |
| (39-54) <b>E</b>                            |  |                         |   |
| (21-38) <b>F</b>                            |  |                         | <b>20</b>   |
| (1-20) <b>G</b>                             |  |                         |   |
| Not energy efficient - higher running costs |  |                         |   |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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