



Cotswold



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Barton Lane, Berrynarbor, Devon, EX34 9SU

Village amenities walking distance. Combe Martin 1.5 miles.
Ilfracombe 4 miles.

A detached residence with double garage
and views in favoured village close to the
coast

- In need of updating
- Scope for improvement
- Gas central heating, Laundry and WC
- Driveway and Double Garage
- Council Tax Band E
- Village Location
- 4 bedrooms, 2 Reception Rooms
- Garden to front and rear
- No onward chain
- Freehold

Guide Price £485,000

SITUATION AND AMENITIES

Cotswold is set on high ground, and enjoys views across the village to open countryside. The centre of this much sought after and thriving village itself is within walking distance and offers community Post Office / general store, an excellent 13th Century village inn, church and village hall, as well as a well respected primary school. This award winning village has succeeded on several occasions in the regional and national categories, including 'Best Kept Village' and 'Britain in Bloom'. The popular North Devon coastal village of Combe Martin is about 1 ½ miles, set at the bottom of the hilly coastline and has a sheltered beach along with a variety of shops catering for day to day needs. A little further a field, about 4 miles away is the town of Ilfracombe, with its quaint harbour and more extensive shopping facilities and amenities including supermarkets, schools for all ages, leisure centre, theatre and further beach at Watermouth. The surrounding countryside and coastline provide excellent recreational facilities, with lovely wide open beaches in the Woolacombe area, about 25 minutes by car. The Exmoor National Park is also easily accessible, and provides endless bridleways and footpaths for those who wish to ride or walk, and appreciate the dramatic rugged countryside. Barnstaple town is about 11 miles, or 20/25 minutes by car, and as North Devon's regional centre, houses the area's main business, commercial, leisure and shopping venues. At Barnstaple, there is access to the North Devon Link Road, leading through to Junction 27 of the M5, part of the National Motorway Network, whilst Barnstaple Railhead provides a link to the National Railway System.



DESCRIPTION

The property is approached by a long sweeping driveway with ample parking, turning and DOUBLE GARAGE with electric roller door, which may have potential to create further accommodation subject to consent. A flight of steps lead up to the ENTRANCE PORCH and into HALLWAY loft access via hatch with drop down ladder. SITTING ROOM windows to front and side with superb views across the valley, open fire in stone fireplace. KITCHEN with airing cupboard housing Valiant gas boiler. DINING ROOM (possibly with potential to create an open plan kitchen/dining room) sliding doors lead from this room to a large sun terrace with a southerly aspect . 4 DOUBLE BEDROOMS. BATHROOM and WC. Stairs off hall lead down to INTEGRAL GARAGE with LAUNDRY ROOM and WC.

OUTSIDE

Pathway to side to an enclosed terraced rear garden with a variety of plants, shrubs and trees and further garden to the front with mature hedging and bushes.

DIRECTIONS

From the centre of Berrynarbor proceed up the hill towards the church this runs into Barton Lane. Pass the church on your left hand and turn immediately right into a shared driveway which leads to the property.

SERVICES

Mains electricity, gas and water. Drainage (TO BE CONFIRMED)



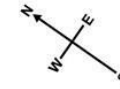


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

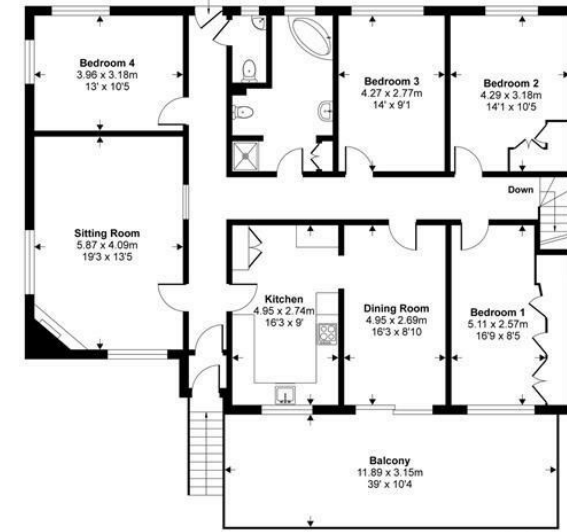
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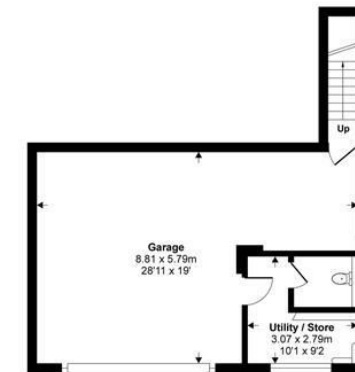


Approximate Area = 2205 sq ft / 204.8 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 792379.



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