

# Delightful Character Property In A Generous Plot

Asking Price

Rose Cottage 18 Rumsam Road, Barnstaple, EX32 9ER

£525,000



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# Situated In A Most Sought After Postcode

Rose Cottage 18 Rumsam Road, Barnstaple, EX32 9ER



Available on the market for the first time in over 25 years is this charming property in the style of a traditional Devon Longhouse.

Being well cared for over the years, this home presents itself as a spacious and versatile haven. As you cross the threshold, you'll immediately be captivated by the property's unique character and allure. The sitting room welcomes you with a striking feature fireplace, complete with an inset woodburner and exposed wooden beams that infuse warmth and character. Adjacent to this cozy space lies the dual-aspect dining room, while a lovely conservatory beckons just off the sitting room, leading to a secluded outdoor seating area.

The heart of the home, the traditional kitchen, boasts a splendid array of wall and base units adorned with work surfaces over. Here, fantastic Rayburn cooker reigns supreme, complemented by an additional electric oven and a four-ring hob. A doorway from the kitchen opens up to the rear of the property, offering access to a highly practical utility room and a convenient WC.

Venture to the first floor to discover three generously proportioned double bedrooms, accompanied by a versatile study that could serve as a fourth bedroom. The family bathroom has a four-piece suite that includes a luxurious corner bath and an expansive walk-in shower.

This property is thoughtfully equipped with gas central heating and PVCu double glazing, ensuring year-round comfort. Set within a sprawling plot, it offers a wealth of possibilities and so Phillips Smith & Dunn advise an inspection at your earliest convenience.

# DETAILS

The property is situated in the truly desirable suburb of Rumsam. Newport being within easy walking distance and offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.



**Sitting Room 5.16 x 4.41 (16'11" x 14'5")**

**Dining Room 4.35 x 3.72 (14'3" x 12'2")**

**Conservatory 3.38 x 2.05 (11'1" x 6'8")**

**Kitchen 4.43 x 3.15 (14'6" x 10'4")**

**Utility Room 4.04 max x 3.19 max (13'3" max x 10'5" max)**

**WC**

**Bedroom 1 4.52 x 3.27 (14'9" x 10'8")**

**Bedroom 2 3.28 x 3.25 (10'9" x 10'7")**

**Bedroom 3 3.15 x 3.01 (10'4" x 9'10")**

**Study/Bed 4 2.00 x 1.71 (6'6" x 5'7")**

**Bathroom 3.99 x 3.23 (13'1" x 10'7")**

**Garage 7.55 x 5.84 (24'9" x 19'1")**

**Workshop 7.56 x 1.87 (24'9" x 6'1")**



## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-



The property is situated on a lovely size plot, approx 1/5 on acre and as such offers ample off road parking to the front and at the rear with a delightful and secluded piece of garden adjacent to the driveway. At the rear is a large expanse of lawn complimented by a large covered parking area used as a wood store as well. There is a large double garage/workshop that could suit a variety of needs or for those that work from home. The property has a delightful 2-storey barn that is used for a storage on the ground floor but has a lovely seating area on the 1st floor with a balcony overlooking the garden, its a real treat!



## DIRECTIONS

From Barnstaple, proceed into Newport Road and at the first set of traffic lights, turn right in to South Street. Continue along this road for a few hundred yards and bear left into Rumsam Road. Continue along ignoring the right hand turn into Willow Tree Rd and Rose Cottage will be found just a bit further on, on the right hand side.



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By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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