

Charming Characterful Cottage

The Cottage Marwood, Barnstaple, EX31 4EB

Guide Price

£750,000



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Beautiful inside and out! - Marwood

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The Cottage, Marwood is a home that offers the best combination of contemporary and bespoke designed interiors along with original period details that meld perfectly, giving the home personality from the moment you walk inside.

Wonderfully and tastefully decorated throughout, boasting charming features, which include timber beams, exposed stone, and a wood burning stove creating a welcoming focal point to the lounge. The deceptive and generous size offers plenty of space for entertaining and encompasses modern family living.

With a large GARAGE & WORKSHOP along with 4 BEDROOMS (1 ENSUITE) together with large OPEN PLAN kitchen dining room and a lounge with WOOD BURNER and period features throughout.

The current owners have happily owned and lived in the property for over 48 years. In that time they have carefully renovated and kept the cottage to an exemplary standard. The cottage has light, open and stylish accommodation and is bright and attractive from the moment you enter.

The kitchen is made from bespoke cabinets which provide plenty of storage and include a tall larder cabinet and a central island aswell as integral appliances including an oil fire Rayburn sat into a recess area. The composite worktop provides ample work surface areas and preparation space. Whether you're a seasoned chef or a passionate home cook, this fabulous kitchen offers the perfect environment to inspire your joy of cooking.

DETAILS

There is a corner bench seat which gives ample seating for 4 or 6 people and the kitchen flows rather nicely into the conservatory which enjoys a lovely outlook of the colourful sweeping gardens.

The lower lounge creates a snug and inviting environment with a crackling wood burner creating a tempting spot for an afternoon siesta. The small wood burner packs a punch and heats the room perfectly and together with the large original beams creates an interesting feature.

Also on the ground floor is a rather handy shower room updated by the current owners but in keeping with the cottage surroundings. A large shower, wash basin with storage below and a WC.

Upstairs there are a choice of up to 4 bedrooms all of which are good proportions. The principal bedroom is a particularly good size room with its own ensuite and built-in storage. Along with far-reaching countryside views of the rolling fields surrounding Marwood and beyond.

A large family bathroom is well situated between bedrooms 2 and 3. Providing a well appointed bathroom suite with panelled bath, low level WC and hand wash basin all in keeping with its surroundings.

The second, third and fourth bedrooms are all well proportioned, ending the age old children's argument over who gets the largest room! The fourth bedroom is very versatile and could be used for a study for those of you seeking a quiet spot to work from home.

Tenure: Freehold. Local Authority: North Devon District Council. Oil fired central heating (inc Rayburn). water supply via bore hole, mains electric, private drainage (septic tank). Council Tax: D. EPC: F. The property has a small flying freehold.



Reception Hall 3.97 x 2.34 (13'0" x 7'8")

Kitchen Dining Room 5.15 x 4.36 (16'10" x 14'3")

Conservatory 3.27 x 2.61 (10'8" x 8'6")

Lounge 4.97 x 4.14 (16'3" x 13'6")

Shower Room 2.13 x 1.87 (6'11" x 6'1")

First Floor Landing

Bedroom 1 4.34 x 3.77 (14'2" x 12'4")

Ensuite 2.73 x 0.91 (8'11" x 2'11")

Bedroom 2 3.24 x 3.52 (10'7" x 11'6")

Bedroom 3 3.68 x 2.64 (12'0" x 8'7")

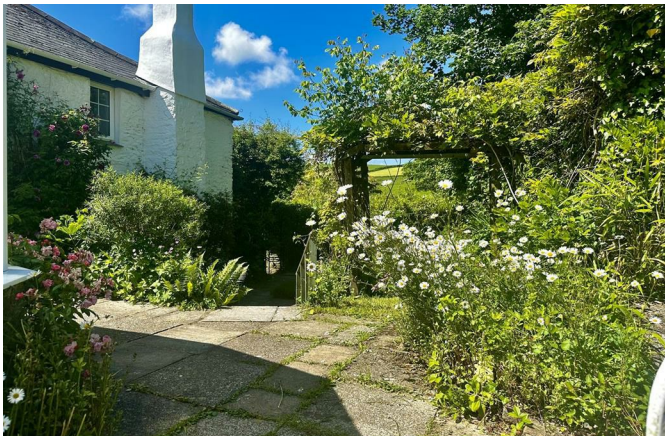
Bedroom 4 3.74 x 3.48 (12'3" x 11'5")

Family Bathroom 2.78 x 1.89 (9'1" x 6'2")

Garage

Large Workshop





Marwood is renowned for Marwood Gardens and personally, I think this property compliments the area rather well. With many areas to sit out and enjoy most of the day sunlight in total privacy and peaceful surroundings with perfect spots to sit out for morning coffee or alfresco dining.

The top patio is an enclosed area perfect for entertaining with family and friends and ideal for hosting those dreamy summer barbecues. The garden is a haven for wildlife and enjoys all sorts of species, with wings, beaks, furs and feathers. The garden itself has many varieties of plants providing interests throughout the year.

The top garden house is an ideal spot to break away from the hustle and bustle, a quiet spot for perhaps a book or just to watch the world go by. There is a greenhouse and fruit cages along with raised beds perfect for those of you who are more green fingered.

The garden sweeps around with small pathways and to the left is a re-wilded meadow which in the spring is covered with a blanket of daffodils. A pond creates a shelter for further creatures, dragon flies, newts and toads alike.

DIRECTIONS

Head out of Barnstaple towards and through Pilton and proceeding through to Braddiford. Drive through Braddiford drive up Upcott Hill, keep on this road passing through Prieford. Drive through the village pass Marwood Milk, take the next left proceed for a short while pass Marwood Hill Gardens, keep right and the property is on a shared clearly signposted 'The Cottage'.



VIEWING

By appointment through
Phillips Smith & Dunn,
Barnstaple on 01271
327878 OR for out of hours
contact Edward on
0772363674





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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