



Directions

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.

Charming 3 Bed Barn Conversion

Potters Cottage High Bray, Brayford, Barnstaple, EX32 7QS

Asking Price

£325,000

- Set on the edge of Exmoor National Park
- Low maintenance garden
- No Ongoing Chain
- Open Plan Living
- Full Of Character & Charm
- Off Road Parking



Room list:

Kitchen

4.06m x 2.67m (13'4 x 8'9)

Living/Dining Area

8.33m into bay x 5.56m max (27'4 into bay x 18'3 max)

Ground Floor Bathroom

First Floor Landing

Bedroom 1

4.60m max x 3.43m max (15'1 max x 11'3 max)

Bedroom 2

3.12m x 3.48m max (10'3 x 11'5 max)

Bedroom 3

3.43m max x 3.28m (11'3 max x 10'9)

Shower Room

Utility

3.68m x 3.45m max (12'1 x 11'4 max)

Outside

At the front of the property, there is a paved area designated for off-road parking. This section also features a lawn with shrubs and a gravelled area. A pedestrian door with gated access leads to the rear garden. The rear garden is designed with low maintenance in mind and is arranged over split levels. Additionally, the property includes a separate utility room/workshop for added convenience.



Overview

Potters Cottage is a charming three-bedroom stone barn conversion situated in a picturesque hilltop hamlet near Exmoor National Park. This attractive link-detached property enjoys a delightful courtyard setting with fully enclosed, easy-to-maintain gardens, a workshop/utility area, and car parking.

Potters Cottage is nestled in a secure and quiet courtyard arrangement of individual properties on the edge of High Bray, a pretty hamlet close to Exmoor National Park. Originally a traditional stone and slate-roofed barn, the property was converted in the late 1980s into a beautifully proportioned family home. The conversion retains much of the barn's original charm and character, featuring timber beams, exposed stonework, and some timber boarded floors.

The accommodation centers around an impressive open-plan, triple-aspect living/dining room, boasting a wood-burning stove and direct access to the garden. The ground floor also includes a well-fitted kitchen with a range of wall and base units, an integrated oven, hob, grill, and a sink with a mixer tap. Additionally, there is a bathroom equipped with a WC, bath, and wash hand basin.

Stairs lead to the first-floor landing, which features inset window shelves. The first floor houses three spacious bedrooms. The primary bedroom is a large double room with exposed beams, a fitted wardrobe, and a dressing table. The second bedroom is another double room with built-in wardrobes and the third bedroom is also double room with fitted wardrobes and a dressing table. The bedrooms are all served by a shower room, complete with a shower cubicle, WC, and wash hand basin.

Services

Mains water, electricity and drainage connected. LPG gas heating.

Council Tax band

D

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

