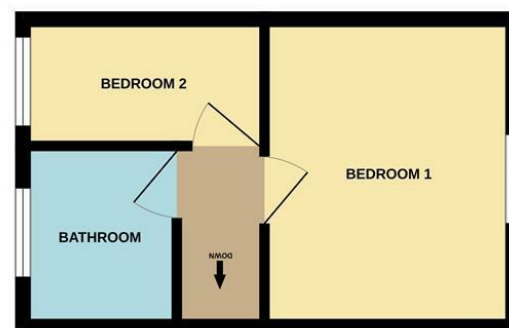
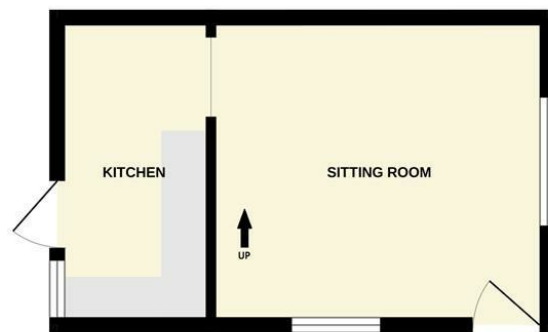


GROUND FLOOR

1ST FLOOR



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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Charming 2 Bedroom Cottage

11 Ladywell, Barnstaple, EX31 1QT

Asking Price

£195,000

- Tucked away, quiet position
- Sought after location
- Charming and full of character
- Very well presented accommodation
- Gas central heating
- Close to Barnstaple Town

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Room list:

Sitting Room
3.83 x 3.40 (12'6" x 11'1")

Kitchen
3.51 x 1.74 (11'6" x 5'8")

Bedroom 1
3.42 x 2.83 (11'2" x 9'3")

Bedroom 2
2.93 x 1.46 (9'7" x 4'9")

Bathroom
2.67 x 1.78 (8'9" x 5'10")

Overview

We are delighted to offer for sale 11 Ladywell, an impressive 2-bedroom end-of-terrace cottage bursting with character and charm. This inviting home has been well cared for by the current owners, and those who take the time to view will appreciate the character features and tasteful enhancements firsthand.

The gas centrally heated and UPVC double-glazed accommodation is spread over two floors. The ground floor features a lounge with a multi-fuel burner, oak flooring, and exposed beams. The kitchen has been attractively re-fitted with a built-in hob and oven, solid wood worktops along with a breakfast bar. From here is a door out to the walled courtyard.

A quaint dogleg staircase leads to the first floor, where you'll find a bathroom and two bedrooms. The master bedroom is particularly impressive, with its vaulted ceiling, exposed beams, and eye-catching mezzanine floor, which is illuminated by two Velux windows.

Outside, there is a walled courtyard and a path leading to a side access and a useful storage shed, perfect for storing pushbikes and surfboards.

If you're looking for something a bit different in a highly sought-after part of town, 11 Ladywell could be just the place for you.

Location

Quietly and conveniently situated in the sought after residential area of Pilton, the old part of Barnstaple, within walking distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services

All main services connected

Council Tax band

A

EPC Rating

E

Tenure

Freehold

Viewings

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

