

# Character Cottage, About 1.5 Acres

Welcombe Farm, Swimbridge, Barnstaple, EX32 0RB

Offers In The Region Of

£500,000



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# Character 4 Bed. Cottage, About 1.5 Acres

Welcombe Farm, Swimbridge, Barnstaple, EX32 0RB



A detached south facing four bedroom character cottage set with gardens and grounds of approaching 1.5 acres.

The property is set to the end of a no through country lane to the north west side of the popular village of Swimbridge with its noted primary school, popular village inn and ancient parish church around which are centred many traditional period cottages with some limited modern development.

Between the site and Swimbridge runs the A361/North Devon Link Road with nearest access being about 2 miles in either direction with Barnstaple the ancient borough and administrative centre for North Devon being about 5 miles to the west providing an extensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of towns superstores, live theatre, leisure centre and a further 5 - 8 miles to the west is the dramatic North Devon coastline with sandy beaches at Saunton, Croyde and Putsborough with associated leisure facilities.

Some 7 miles to the east of the property is the market town of South Molton again with a good range of facilities and similarly with direct access onto the A361/North Devon Link Road which provides much improved communication to the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway Railway station from where journey times to London/Paddington are approximately 2 hours distant.



# DETAILS

This most attractive period character cottage is set to the end of a quiet no through country lane just to the north side of the A361 North Devon Link Road as it runs between Swimbridge and Landkey and just 5 miles east of Barnstaple.

The property is south facing with its own gardens and grounds to both front and rear and plenty of space for off-road car parking and turning the grounds extending to nearly 1 1/2 acres.

The property has 2 south facing reception rooms both with original open fireplaces and inset wood burning stoves whilst on the ground floor there is also a 4th bedroom/office, a full bathroom and a kitchen/breakfast room with door to utility area.

On the first floor which has 2 staircases by way of approach there are 3 double bedrooms two of which are served by a central Jack and Jill shower room.

To the front there is a large grassed garden surrounded by mature trees and shrubs giving a great deal of privacy some of the trees/Shrubs on the south boundary could be trimmed to give a window to show the far-reaching southerly views. Beyond is a further area that was used as a large kitchen garden.

The rear of the house is a further level grassed area utilised with a trampoline and chairs and tables for alfresco dining and above this a large poultry run again all with mature trees and shrubs surrounding enhancing its privacy.

Services - Mains electric, Private well water, Private drainage, oil central heating.

EPC - Band F

Council Tax - Band E

## VIEWING

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



### Storm Porch

### Entrance Lobby

### Sitting Room 5.18 x 4.27 (16'11" x 14'0")

Open fireplace with inset wood burning stove, beams.

### Dining Room 4.27 x 4.1 (14'0" x 13'5")

Open fireplace with inset wood burning stove, beam.

### Office/Bedroom 4 2.82 x 1.98 (9'3" x 6'5")

### Bathroom

with modern 3 piece suite with shower over bath

### Kitchen/Breakfast Room 5.23 x 3.1 (17'1" x 10'2")

Fully fitted with sink, hob, extractor hood, drawers and cupboards etc.

### Utility Area

### West Stairs

Serving only Bedrooms 1

### Bedroom 1 4.27 x 3.73 (14'0" x 12'2")

### Jack and Jill Shower Room

With shower cubicle, wc and sink serving Bedrooms 1 and 2





**Bedroom 2 4.27 x 2.57 (14'0" x 8'5")**

**East Stairs**

Serving Bedrooms 2 and 3

**Bedroom 3 4.34 x 4.27 (14'2" x 14'0")**

**Car Parking**

**Front Garden**

**Back Garden**

**Kitchen Garden**







## DIRECTIONS

From Barnstaple take the A3612 North Devon link road and after a mile take the second exit form the new roundabout to Landkey. Drive through the village of Landkey and on into the centre of Swimbridge. In the village square take the road signed Yarnacott and Gunn. Follow this road for approximately half a mile were pass over the bridge over the North Devon Link Road then immediately left in to un-adopted 'no through' country lane. Follow this lane for over a half a mile until the road ends and you reach the entrance track into Welcome Farm. Take this track and Welsombe Farm is at the end having passed a couple of barn conversions on the way. Using what3words free app enter the words [///snippets.encoder.poodle](https://www.what3words.com/)



## VIEWING

By appointment through  
**Phillips, Smith & Dunn**  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204







GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



WELCOMBE FARM, SWIMBRIDGE, EX32 0RB

TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

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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