

# Characterful 3 Bed. Village Cottage

Shorts Cottage, Tawstock, Barnstaple, EX31 3HZ

Offers In The Region Of

£600,000



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# Most Tastefully Refurbished Characterful 3 Bed. Village Cottage

Shorts Cottage, Tawstock, Barnstaple, EX31 3HZ



A wonderful characterful village cottage, 3 bedrooms, 2 bathrooms, 4 receptions, the subject of much tasteful renovation and improvement over the last few years, and set in the picturesque and peaceful rural village of Tawstock just 2 miles south of Barnstaple, 7 miles from Instow with its beach, sailing and waterfront position at the confluence of the Rivers Taw and Torridge also being on the largely traffic free Tarka Trail cycle path/footpath that runs on both sides of the estuary.

The property, beautifully presented, light and bright, has off road parking for 2 vehicles, beautiful gardens, lawn, flower borders, raised deck area and garden store/workshop with lovely views along the valley behind at this time of year colorful woodlands and a patchwork of fields.

The area is rich in footpaths and rural lanes, for those that enjoy walking.

To the north, Barnstaple, about 2 miles is the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Junction 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.

Some 12 - 15 miles to the north west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight various golf courses and other associated facilities. To the east, about 12 miles is the Exmoor National Park with expanse of heather clad moorlands offering stunning riding and walking.



# DETAILS

Set in the heart of the small peaceful village of Tawstock this period cottage has been the subject of much tasteful refurbishment and improvement particular over the last 3 or 4 years and is beautifully presented, light and airy.

The house has the advantage of mains gas central heating and double glazing and throughout oak floor coverings or new carpets.

Recent improvements include new Victorian style radiators which help to enhance the character.

Services - main water, not metered, main electric, private drainage, mains gas central heating.

EPC- Band - TBC

Council Tax - Band D



## Entrance Door

Heavy oak door with original door lock and keys. Step down into

## Sitting Room 4.636 x 3.845 (15'2" x 12'7")

South facing. Window seat. Double aspect. Exposed painted beams. Fireplace with inset wood burning stove, hearth.

## Kitchen/Dining Room 7.717 x 2.444 (25'3" x 8'0")

Dining area with oak welsh dresser style unit. Kitchen with extensive worksurfaces, inset 1.5 bowl sink, single drainer, mixer tap. Wall mounted plate rack. Dresser style display unit with 2 glass fronted display cupboards, open shelf. Belling 7 hob main gas range. Extractor fan over. Floor units with integrated fridge and dishwasher, drawers and cupboards. Steps up to sitting room.

## Conservatory 4.968 x 3.106 (16'3" x 10'2")

Double and single doors to garden and some toplights for ventilation. Overlooks garden and views to fields and woodland.

## Dining Hall 4.882 x 2.661 (16'0" x 8'8" )

Double aspect. Stairs to first floor with understairs cupboard. Former open fireplace with original painted brick surround. Painted ceiling joists.



## VIEWING

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



**Utility/Laundry 2.608 x 1.887 (8'6" x 6'2")**

Slate floor, window overlooking the garden. Oak worktop with space for 2 low freezer units under and a cupboard. Space for washing machine and separate drier. Built in cupboard with Worcester gas central heating boiler. Small stone feature sink with mixer tap. Steps down to

**Wet Room 1.839 x 1.596 (6'0" x 5'2")**

Fully tiled and with door to garden for added use as gardeners toilet/shower. Walk in shower area with drench head shower and side screen. Low level wc, pedestal hand basin. Vent. Unusual air filter used for radiator.

**Landing**

Serving all rooms. Access to loft, ladder, boarded and with light.

**Bedroom1 4.609 x 2.873 (15'1" x 9'5")**

South facing and double aspect.

**Bathroom 2.587 x 2.585 (8'5" x 8'5")**

Wetroom style, fully tiled, walk in shower, screen and drench head shower unit. Tiled floor and walls, vent. Low level wc, handbasin in vanity unit with cupboard, dressing mirror over with shaver point. Recessed ceiling lighting.

**Bedroom 2 4.472 max x 2.60 (14'8" max x 8'6")**

Overlooking the view along the valley. Triple wardrobe/shelves with mirrored front.

**Bedroom 3 4.695 max x 2.579 (15'4" max x 8'5")**

Temporarily used as an office. Double aspect room.

**Outside**

The property is set well back from the road with lawn and borders and 2/3 off road car spaces.

The gardens are a delightful feature colourful and well maintained. Timber workshop/store on concrete base with double access door for mower, cycles etc. Electric light and power. Adjoining raised timber decking under a willow tree with views across the valley. Recently installed concrete base for a hottub.





## DIRECTIONS

Grid Ref SS 555/299 Leaving Barnstaple from the stones roundabout take the south exit on to the A3125 to Sticklepath. Take the second exit at the first roundabout and the first exit at the second roundabout To Roundswell and Torrington. Take the second exit at the next 2 roundabouts and at the thridride roundabout, the junction with the A39 Atlantic highway carefully take the second exit on to the B3232 as to Torrington. Proceed for just over a half mile up and over the hill where take a left into Eastacombe. Proceed through Eastacombe and follow the signs to Tawstock. As you enter Tawstock you will pass the Holywell Primary School and Village Hall to the left. Proceed over the bridge and up the hill, nearly a half mile and to the centre of the vilage at the junction with the grass centre the cottage is clearly sigend to your left. Using what3words free app for mobiles use [///grew.glare.coats](https://www.what3words.com/)



## VIEWING

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







GROUND FLOOR



1ST FLOOR



SHORTS COTTAGE, TAWSTOCK, EX31 3HZ

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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