



## 3 Bed Cottage - Detached

The Cartlinhay Maddox Down Farm, East Down, Barnstaple, Devon EX31 4NA

- Countryside setting
- Three bedrooms
- Log Burner
- Parking for 2 cars
- Spacious property
- Long Term Let
- Unfurnished
- Pets accepted

PCM  
**£1,025 PCM**

## Directions

Travelling from the M5. Exit at Junction 27. Take the A361 as far as Aller Cross roundabout. Turn onto A399 towards Combe Martin, Ilfracombe. Approx. 12 miles, you will reach Blackmoor Gate (Station Inn on left). Turn onto A39 to Barnstaple:- approx. 2 miles you will reach Kentisbury Ford - turn right into village, then turn immediately left, signposted , Bugford and Patchole, continue along this lane for 1 ¼ miles. You will find Maddox Down on the right hand side.

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Overview



Outside

Room list:

**Open plan kitchen/ dining room**  
5.15 x 4.02' (16'11" x 13'2"~)

**Lounge**  
4.54 x 5.50 (14'11" x 18'1")

**First floor landing**

**Bedroom 1**  
2.64 x 4.08 (8'8" x 13'5")

**Bedroom 2**  
2.84 x 4.77 (9'4" x 15'8")

**Bedroom 3**  
2.27 x 2.54 (7'5" x 8'4")

**Bathroom**  
1.59 x 2.31 (5'3" x 7'7")

**Parking**

Services

Type your text here

Council Tax band

B

EPC Rating

Tenure

Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple -  
Lettings branch on

