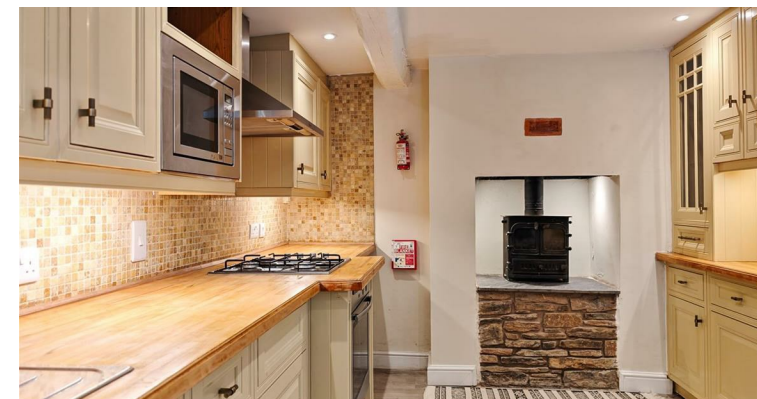


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Charming 2 Bedroom Cottage

Rose Cottage Shirwell, Barnstaple, EX31 4LE

Asking Price

£320,000

- Charming, Pretty Cottage
- Quiet, Peaceful Situation
- Characterful Accommodation
- No Ongoing Chain
- Primary School Nearby
- Easy Access Into Barnstaple

Directions

Depart Barnstaple on the A39 following the signs to the North Devon District Hospital. At Pilton continue across at the traffic lights, to the next set of lights with the hospital on the right. Proceed straight across and continue on the road going through Burr ridge and following road through Shirwell. Towards the end of this road is a cross roads sign posted Muddiford. Turn left and the property can be found a short distance along on the left hand side.

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**Call 01271 327878
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Overview

Pleasantly situated, with only a handful properties nearby is this 2 bedroom semi detached cottage. Located on the edge of a sought after village, Rose cottage has tastefully presented accommodation throughout with off road parking and a generous rear garden.

The accommodation briefly comprises of a rear porch, sitting room with fireplace and wood burner, opening through to the kitchen which has a range of wall and base units with working surfaces over, space for a table and attractive woodburner. From the sitting room is the ground floor bedroom which has a lovely en-suite bathroom connected which has a 4 piece suite fitted. On the first floor is the main bedroom which has 2 velux windows and opens into a second, superb en-suite again fitted with a 4 piece suite.

Outside the property is approached via the neighbouring access road and leads to the off road parking at the end of the garden. The garden itself is peaceful and tranquil, being mainly laid to lawn with a patio area perfect for bbqs and al-fresco dining.

Services

LPG Gas. Mains Electric. Private water. Septic tank for sewage

Council Tax band C

EPC Rating

Tenure

Freehold

Viewings

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



Location

Set about 4 miles north of Barnstaple, about a half mile of the A39 Barnstaple to Lynton Road. At Shirwell is a popular primary school with Shirwell Town to the east, an attractive sought after village having period properties with some modern housing centered around its ancient parish church. To the south, Barnstaple, the ancient borough and administrative centre for North Devon offers 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 excellent communications to and from 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. Also at Barnstaple a sprinter train service running through to the Cathedral City of Exeter and the National Rail Network. Some 7 - 8 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight and other associated facilities. To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering walking and riding.

Room list:

Rear Porch

Sitting Room

4.47m x 3.53m (14'8 x 11'7)

Kitchen

4.11m x 2.84m (13'6 x 9'4)

Ground Floor Bedroom

3.51m x 2.69m max (11'6 x 8'10 max)

En-Suite Bathroom

2.77m x 2.13m (9'1 x 7')

First Floor Bedroom

4.45m x 4.22m (14'7 x 13'10)

En-Suite Bathroom

4.60m x 2.90m (15'1 x 9'6)

