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Guide Price

A Charming 3 Bed Character Cottage

Church Cottage West Down, Ilfracombe, Devon, EX34 8NQ

£360,000

- 3 Bedroom Character Cottage
- Free Car Park Nearby
- Cozy Log-Burner
- 2 Bathrooms & 2 Reception Rooms
- Original Features Plus Modern Utilities
- Ideal Holiday Home/ Bolt Hole Retreat
- Off Road Parking
- Enclosed Private Garden
- EPC: D

Directions

From Barnstaple proceed on the A361 to Braunton and continue straight to the centre of the village. At the traffic lights and crossroads continue on signposted to Ilfracombe and continue through the village of Knowle. Continue on, pass the first turning signposted to West Down and take the second turning on the right just by the bus stop. Continue through to the T junction in the village past the school, past The Crown Inn pub being on your left Church Cottage will be found just up on your right-hand side.

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Room list:

Measurements Avg As Rooms Sizes Are Irregular

Living Room
3.72 x 3.68 (12'2" x 12'0")

Dining Room
3.97 x 3.46 (13'0" x 11'4")

Kitchen
3.42 x 3.14 (11'2" x 10'3")

Utility Room
1.69 x 1.67 (5'6" x 5'5")

Downstairs Bathroom
3.14 x 1.71 (10'3" x 5'7")

Bedroom 1
3.46 x 3.21 (11'4" x 10'6")

Bedroom 2
4 x 2.5 (13'1" x 8'2")

Bedroom 3
2.23 x 1.82 (7'3" x 5'11")

Upstairs Shower Room
1.69 x 1.69 (5'6" x 5'6")

Private Enclosed Courtyard

Off Road Parking

Outside

This attractive farmhouse style cottage is situated nicely, just off the centre of West Down which is a very sought after village between Braunton and Ilfracombe. The village is renowned for its excellent primary school, a well run community shop, church and public house/restaurant. There is an excellent community spirit with a good cross section of inhabitants.

The nearest beach is Woolacombe, just under 4 miles away, and recognised as one of the best in the country. In the past, it has been voted amongst the best top 20 beaches in the world. It offers a superb expanse of sandy beach, ideal for surfing. The beach merges with Putsborough Sands to the south. Ilfracombe town is to the north and offers golf course, the award winning Landmark Theatre, Damien Hirsts' 'Verity', a cinema and Tesco store. Also, there is a good range of shops and stores, primary and secondary schooling. Braunton is to the south and offers further amenities, whilst Barnstaple, the regional centre of north Devon, is just under 11 miles away. Here there are further amenities including covered shopping at Green Lanes, out of town shopping at Roundswell and a brand new leisure centre.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst there is the Tarka Rail Line that connects to Exeter in the south and which picks up the direct route to London.



Overview

Nestled in the charming village of West Down, this semi-detached cottage is a true gem waiting to be discovered. Offering many character features with a modern twist, this quaint country farmhouse style cottage offers a unique blend of old-world charm and contemporary comfort.

Upon entering, you're greeted by a warm and inviting interior. The spacious dining area boasts exposed beams and attractive stone style slab flooring creating an inviting space perfect for relaxation and entertaining. To the right you have a good sized kitchen with ample cupboards and attractive metro modern tiling. The attractive floor slabs continue into the kitchen and are complimented by the slate work surfaces. Further, there is a Belfast sink, integral dishwasher and space for AGA full sized range. Just off from the Kitchen/Dining room you have a useful utility room going through into the downstairs bathroom.

The cozy living room has the benefit of a fire recess with inset log-burner creating a warm environment to relax and unwind in the evening whilst there is also the advantage of french doors leading out into the courtyard. Upstairs there is a split level landing with three well-appointed bedrooms. Each bedroom has its own unique character and the attractive, fully tiled shower room. serves each bedroom nicely.

Outside, the private and enclosed courtyard creates an ideal environment to enjoy some alfresco dining and warm yourself by a chiminea in those chilly evenings. There is a good degree of privacy and is very easy to maintain therefore making this ideal for a holiday let or bolt hole retreat.

Services

All Mains

Council Tax band

Business Rates

EPC Rating

D

Tenure

Freehold

