

A Charming 4 Bedroom Character Cottage

Fair view Cottage West Down, Ilfracombe, Devon, EX34 8NH

Guide Price

£599,950



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A Perfect Blend Of Character With A Modern Twist

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Details

Welcome to this charming 4 bedroom detached character cottage dating back to the late 1800's and is located in the picturesque village of West Down, near Ilfracombe. This delightful property boasts a farm-style design with a large, well-stocked garden that is sure to impress any nature lover.

Walking through the attractive stable door into the kitchen you are presented by a warm and characterful interior whilst benefiting from all the necessities you need in a modern day kitchen. You have ample worktop and cupboard space, a pleasant ceramic 1.5 sink with swan neck tap, space for a dishwasher and rangemaster and even room for a small table and chairs. The dining room is light and spacious and benefits from a wood burning stove making it perfect for the family to sit around and enjoy a nice meal. The sitting room also benefits from a wood burning stove and boast the cozy cottage style lounge which is highly sought after. Downstairs you also have a stunning sunroom which has the beautiful aspect of the garden, a useful utility room and an ideal study for those working from home.



Details

Leading upstairs there is an attractive dual aspect landing which is filled with light before leading off to the walk through dressing room approaching the master bedroom. The master bedroom is a good sized double with the benefit of an delightful ensuite being fully tiled over the bath. Both bedroom 3 & 2 can accommodate double beds with bedroom 2 having a pleasant triple aspect creating plenty of light. The family bathroom has an appealing 3 piece suite with tiling throughout. Bedroom 4 is based downstairs and can either be used as a bedroom accomodating a single bed or even a 2nd study.

Walking outside into the glorious well stocked garden which has plenty of mature trees, shrubs and flowers and an ideal place for anyone with kids to run around, pets to stretch their legs or for a keen gardener with space to grow vegetables and much more!

In all this is a charming character cottage with the perfect blend of space, modern necessities and plenty of character. We would recommend a viewing to appreciate this cottage in full.

VIEWING

By appointment through our
Phillips, Smith & Dunn Branton office-
01271 814114



LOCAL AREA

This attractive character 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.



**Entrance Lobby/Study 4.17m x 2.24m
(13'8 x 7'4)**

**Sitting Room 4.19m x 3.81m (13'9 x
12'6)**

**Dining Room 4.17m x 3.12m (13'8 x
10'3)**

Kitchen 5.08m x 3.25m (16'8 x 10'8)

Sun Room 5.03m x 2.54m (16'6 x 8'4)

**Utility Room 4.55m x 2.26m (14'11 x
7'5)**

Rear Lobby

**Downstairs Shower Room 1.73m x
0.97m (5'8 x 3'2)**

**Master Bedroom 4.37m narr 1.24m x
3.25m (14'4 narr 4'1 x 10'8)**

**Master Ensuite 2.69m x 1.91m (8'10 x
6'3)**

**Dressing Room 2.92m x 2.34m (9'7 x
7'8)**

**Bedroom 2 5.08m x 3.28m (16'8 x
10'9)**

**Bedroom 3 3.15m x 2.51m (10'4 x 8'3
)**

Bedroom 4

**Bathroom 9'7 narr 6'3 x 5'10 narr 3'9
(29'6""22'11" narr 19'8""9'10" x
16'4""32'9" narr 9)**

Ample Off Road Parking

Glorious Private Garden





VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Braunton Office
01271 814114

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 keep following up the road, past the FREE car park and Fair View Cottage will be found at the end of the road, on the right.

Services:
All Mains

EPC:
D Rating

Council Tax
D Rating





GROUND FLOOR



1ST FLOOR



FAIR VIEW COTTAGE, WEST DOWN

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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