



WOOLLIAMS
Property Services

Guide price £395,000
Hiscott, EX31



4

Bedrooms



2

Bathrooms

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Escape to the idyllic countryside with this stunning four-bedroom, two-bathroom cottage, offering a perfect blend of rustic charm and modern comfort. Nestled in a picturesque setting, this beautiful home is surrounded by rolling fields and breathtaking views, making it an ideal retreat for those seeking peace and tranquility. Step inside to discover a warm and inviting interior, featuring exposed wooden beams, a cozy fireplace, and spacious living areas that exude character and charm. The country-style kitchen is perfect for family gatherings, while the bright and airy bedrooms provide a restful sanctuary with lovely views of the surrounding landscape. Outside, the gardens and patio area offer a delightful space for alfresco dining, entertaining, or simply unwinding while soaking in the peaceful surroundings, this cottage is perfect for those who love the great outdoors.

NO ONWARD CHAIN! Charming 4-Bedroom Cottage in the heart of the Countryside!

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Located in the heart of the countryside yet within easy reach of local villages and amenities, this enchanting cottage is a rare gem that combines rural living with convenience.

Don't miss the chance to make this charming countryside retreat your home—schedule a viewing today!

Kitchen/Breakfast Room *4.49m x 4.34m (14' 9" x 14' 3")*

A double aspect room having a range of cream coloured units with an inset single drainer sink unit, mixer tap, cupboards and integrated dishwasher below. Working surface with drawers and cupboards below, space for cooker, Island unit with drawers and cabinet below, range of wall units, parts tiled walls, double radiator, stable door to utility room, access to

Pantry *1.67m x 1.52m (5' 6" x 5')*

Extensively tiled walls, quarry tiled floor.

Utility Room *2.90m x 0.88m (9' 6" x 2' 11")*

Sliding double glazed patio doors to rear, plumbing for washing machine, ceramic tiled floor.

Lounge *6.20m x 3.99m (20' 4" x 13' 1")*

A double aspect room with three windows, front door off, original fireplace with Locke burning stove, two radiators, staircase to 1st floor.

First Floor Landing from Lounge

Staircase off, airing cupboard housing factory light cylinder, radiator.

Bedroom 2 *4.46m x 3.17m (14' 8" x 10' 5")*

This room enjoys country glimpses, built in storage cupboard, double radiator.

Bedroom 4 *3.15m x 3.10m (10' 4" x 10' 2")*

Built-in double wardrobe, radiator, laminate flooring.

Bathroom *2.57m x 1.83m (8' 5" x 6')*

The bathroom is fitted with a white suite and extensively tiled walls. It has a bath with a glazed shower screen and separate shower unit, a vanity wash hand basin with a mixer tap, a W.C., a heated towel rail, a shave point, and vinyl floor covering.

Bedroom 3 *4.74m x 3.24m (15' 7" x 10' 8")*

This room is accessible from the second landing. Two windows enjoying country glimpses, radiator.

Landing

This is accessed from the entrance hall with a beautiful arch topped window.

Bedroom 1 *4.97m x 4.63m (16' 4" x 15' 2")*

A double aspect room with three windows. This room enjoys country views to both front and rear, radiator.

En Suite Shower Room *2.30m x 1.68m (7' 7" x 5' 6")*

A white suite with a large walk-in shower cubicle having sliding doors and a separate shower unit. Vanity wash handbasin with mixer tap and cupboards below, W.C. with concealed system, fully tiled walls, radiator.

Cloakroom

White suite with low level W.C, wash handbasin, half tiled walls, folding door off.

Integral Double Garage *5.00m x 4.57m (16' 5" x 15')*

Automated roller door, UPVC double glazed door to rear, lightened power connected, personal door to hallway.

Outside

The property fronts onto a small lane and sits within the heart of Hiscott. There is a wall and fenced enclosed area accessible from the road which is paved and gravel and holds the oil fired storage tank. A pedestrian gate leads from here into a further level paved and gravel area directly behind the property, there is also an outside tap. From here a raised timber deck Terrace leads beyond the property where a good sized enclosed garden can be found. This is predominantly a lawn with some side beds and borders.

Services

Mains water, electricity connected. Septic tank drainage. Oil fired central heating.

Tenure

Freehold

Council Tax

Band E

EPC

Band D

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

What3words//deferring.grabs.bluffing

Important Information

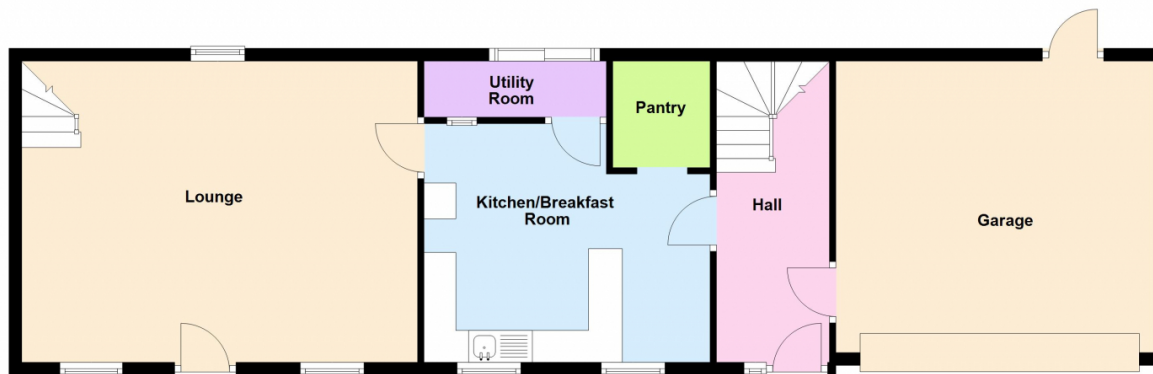
Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property is a personal friend of Danny Woolliams, the proprietor of Woolliams Property Services.

Agents Note for Potential Buyers

The vendor of this property is prepared to consider reasonable offers and proposals from a prospective purchaser. He may consider taking a property in part exchange or offer private mortgage finance, subject to status and contract. If this is something of interest to a buyer.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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