



WOOLLIAMS

Property Services

Guide price £280,000
Stoney Cottage, Blakeshill Road, EX32



 **2**
Bedrooms

 **1**
Bathroom

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Nestled in the very heart of the sought-after village of Landkey, this delightful two-bedroom character cottage beautifully combines period charm with comfortable modern living. The ground floor offers a welcoming lounge, leading through to a dining room and a versatile study—perfect for working from home. The well-equipped kitchen benefits from a separate utility area and a convenient downstairs cloakroom. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. To the rear of the property lies a pretty courtyard garden, ideal for relaxing or entertaining, complete with a summerhouse. A path then leads up to a garage and private parking for two cars, a rare find in the village centre.

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With its charming features, practical layout, and fantastic location close to local amenities, this cottage offers the perfect blend of village life and convenience.

Lounge 4.80m x 4.62m (15' 9" x 15' 2")

UPVC double glazed front door off exposed beam, former Englenock fireplace with gas fired coal effect room heater, storage cupboards to recess, double radiator, access to

Dining Room 4.25m x 3.50m (13' 11" x 11' 6")

Staircase to 1st floor, radiator, former stone fireplace with exposed stonework, and exposed window seat.

Office/Store 1.84m x 1.48m (6' x 4' 10")

Radiator.

Kitchen 2.87m x 1.63m (9' 5" x 5' 4")

UPVC double-glazed window. Range of units with composite sink unit with drawers cupboards and space below with plumbing for a washing machine. Working surface with inset gas hob, built-in double oven below. Integrated fridge/freezer, larder unit, partly tiled walls, ceramic tiled floor.

Utility Room 1.66m x 1.62m (5' 5" x 5' 4")

UPVC double-glazed door to outside, working surface with space below, radiator, boiler cupboard housing Worcester gas-fired combination boiler feeding water and the central heating system, ceramic tiled floor.

WC 1.46m x 0.78m (4' 9" x 2' 7")

White suite with a close-coupled W.C, corner wash hand basin.

First Floor Landing

Access to partly boarded loft space via a retractable ladder with light connected, storage recess.

Bedroom 1 3.90m x 3.39m (12' 10" x 11' 1")

Range of built-in wardrobes to one wall, double radiator.

Bedroom 2 3.07m x 2.91m (10' 1" x 9' 7")

Radiator, fitted carpet.

Shower Room 3.71m x 1.33m (12' 2" x 4' 4")

White suite having a tiled shower cubicle with curved glass doors, pedestal wash hand basin with mixer tap, close-coupled W.C, built-in storage cupboard, heated towel rail, and exposed floorboards.

Detached Garage 5.03m x 2.56m (16' 6" x 8' 5")

Automated up and over door, personal door to rear, cold water tap, light and power connected.

Outside

At the front of the house is a pedestrian gate and steps leading to the front door. There is a planted front garden with a variety of small bushes and shrubs. To the rear of the house is a courtyard garden area with an outside tap and a pedestrian gate which provides access behind the adjoining cottage with a further gate leading onto the pavement. From this courtyard a pathway sweeps up to a raised patio area with a path sweeping up to the left gaining access to a higher area of garden with a timber framed garden shed and summer house as well as a pedestrian gate providing access to the side of the garage. In front of the garage is a gravel parking area large enough for two cars.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band B

EPC

Rating C

Tenure

Freehold.

Viewings

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

Useful Information

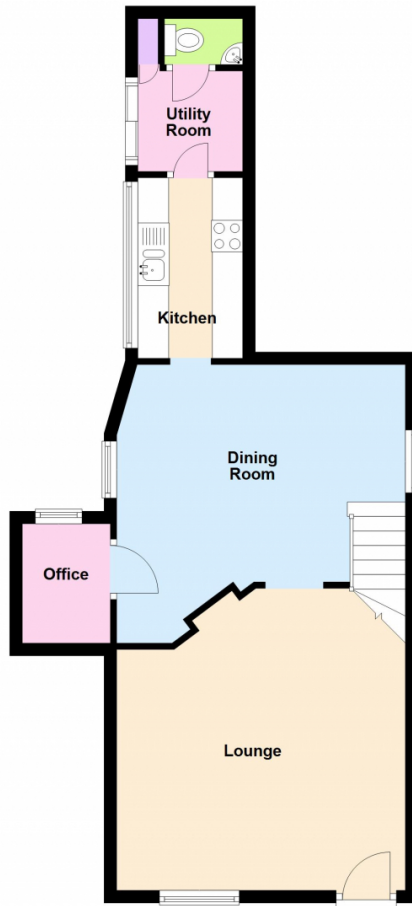
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

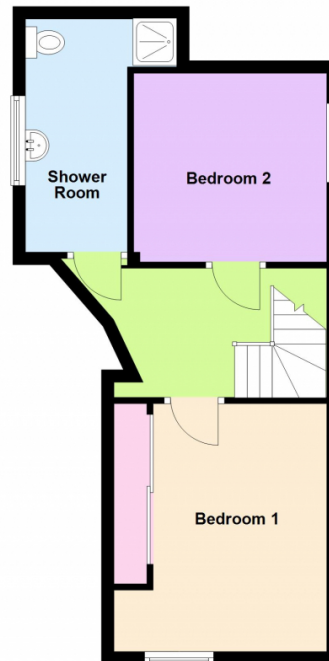
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(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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