



Court Cottage



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Yarnscombe, Barnstaple, EX31 3LN

Great Torrington 5 miles, Bideford and Barnstaple 9 miles

Delightful character cottage set within the heart of the rural village of Yarnscombe.

- Detached
- Music room/office space
- Rural village location
- Freehold
- Three double bedrooms
- Delightful character cottage
- Cottage style garden
- Council tax band C

Guide Price £465,000

SITUATION

Located in the centre of the pretty Devonshire village of Yarnscombe with a friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church and mobile library. Situated within an easy driving distance of the coast, there are also a number of nearby pleasant walks to enjoy in the surrounding North Devon countryside. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. Great Torrington itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.

From Barnstaple, there are links via the A361 which connects to the motorway network and Tiverton Parkway station at junction 27 of the M5. The local rail line at Umberleigh around 4 miles away has direct access to the Cathedral City of Exeter with mainline rail links, University and international airport.



DESCRIPTION

Court Cottage is a delightful part-rendered, part-stone slate roofed character cottage set within the heart of the rural village of Yarnscombe. The cottage has been sympathetically and tastefully updated by the current owners giving the property a lovely blend of period features together with modern refinements including the wonderful kitchen/diner. Externally the property benefits from off-road parking and a delightful cottage-style garden. Certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

Front door leads to inner porch with space for coats, boots etc. French doors then lead into the wonderful sitting room which sets the tone for the rest of the house with exposed beams and character features which have been effortlessly blended with modern cottage interiors and includes engineered oak flooring, stairs to the first floor and two wood burners. The current owners have created two seating areas in front of these wood burners. On from here is a utility/inner porch area, family bathroom and door into possibly the most impressive room of the house which is the kitchen/diner. A semi open plan room with a range of modern kitchen units to the front with granite worktops, integrated freezer, wine cooler, inset sink, Cookmaster stove with electric hob. Steps from here lead up to the light and modern dining room area which is a wonderful oak-framed glazed sun room with wood burner and has views and direct access out to the garden.

A solid wood staircase with exposed stone walls lead up to the first floor landing with work-from-home space. Here you have access to all three double bedrooms with the principal bedroom boasting original wood flooring, built-in cupboard, dressing room space and ensuite with shower enclosure, WC and sink.

In the garden is access to the rear of the garage which has been made into a music room but could be used as a work-from-home office. There is access into the front of the garage and could be reverted back into a whole garage if needed.

OUTSIDE

To the front is off-road parking for two vehicles and access to the garage.

The garden to the property is delightful and really does complement the house, with an assortment well-established plants, shrubs and trees. There are a few areas created for seating, a pond, 8x6 Rhino greenhouse and summerhouse. A wonderful and private cottage garden.

SERVICES

Electric and solid fuel heating. Mains electricity, water and drainage. Superfast broadband in the village.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1133 sq ft / 105.2 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 1368 sq ft / 127 sq m

For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024.
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