



2 Abbaton Cottages, Huntshaw, Barnstaple, Alverdiscott, Barnstaple, EX38 7HF

Prepare to fall in love!

Dreaming of a characterful cottage nestled in rolling fields and the heart of the countryside? Look no further than this beautiful three bedroom semi-detached thatched cottage in the highly desired location of Huntshaw. The cottage is homely and well presented throughout and has the added attraction of a garage, off road parking, well-established garden and glorious views! Not to be missed!



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£375,000



- **A WELL PRESENTED PERIOD COTTAGE NESTLED IN A RURAL LOCATION**
- **MODERN KITCHEN / DINING ROOM**
- **COSY LIVING ROOM WITH WORKING WOODBURNER**
- **THREE BEDROOMS**
- **OIL CENTRAL HEATING AND PVC DOUBLE GLAZED WINDOWS**
- **LARGER THAN AVERAGE GARAGE WITH POWER AND LIGHTING**
- **FULLY ENCLOSED GARDEN TO ENJOY THE ROLLING COUNTRYSIDE VIEWS**
- **WITHIN A SHORT DRIVE TO THE MARKET TOWNS OF GREAT TORRINGTON AND BARNSTAPLE**
- **A MUST VIEW!**



Chequers Estate Agents are delighted to present to the market 2 Abbaton Cottages, a semi-detached period cottage built of stone and cob, rendered, under a thatched roof. The cottage is in a lovely south-facing rural position with countryside views towards Dartmoor from the rear elevation and Braunton Burrows and beyond from the front aspect. The cottage has been a much loved home and has been updated throughout by the current owner to create a cosy, characterful cottage and benefits from oil fired central heating.

The accommodation briefly comprises: a wooden stable door leads to a welcoming entrance hallway with useful storage cupboard and ground floor shower room with a three piece suite. Off the hallway to your left you will find a modern, dual aspect kitchen / dining room, which is the perfect space to enjoy spending time and preparing food for family and friends. The kitchen has ample cupboard space with various integrated appliances. There is space for a dining table and a handy walk-in cupboard houses the oil fired boiler and washing machine. The cosy living room again enjoys a glorious outlook over the rear garden and fields beyond and has a working wood-burner creating a beautiful focal point to this room. To the first floor are three bedrooms, two of which are doubles and a comfortable single, as well as a four piece family bathroom. Please note the bathroom is accessed from the main bedroom.

To the front of the property is a small lawned garden. A gated driveway allows for off road parking for two cars. The garden wraps around two sides of the cottage, is fully enclosed and offers a degree of privacy. To the side of the property steps leads to a well established garden, with lots of different areas to enjoy a cup of tea or glass of wine whilst enjoying the wonderful views and birds singing. The garden has a pond and has a variety of flower beds planted to shrubs and trees. To the rear of the property is a lovely south facing garden with an area of lawn and flower borders and views across rolling countryside. 2 Abbaton Cottage benefits from several period outbuildings, including a useful wood store with lighting, a greenhouse, a larger than average garage with power and lighting and a craft, summer room with power and lighting.

Overall, 2 Abbaton Cottage is truly a beautiful home set in a peaceful rural location. Chequers Estate Agents, the sole selling agents, welcomes you to view this character home to appreciate everything this property has to offer.

SITUATION

The property is situated approximately 6 miles south of Barnstaple, well placed for access to the surrounding towns of Great Torrington, Bideford and Barnstaple and beyond to South Molton. The village of Newton Tracey is within a short drive, approximately 1 mile, and offers a popular local pub and restaurant whilst the nearby village of Lovacott offers a primary school. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs, as well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.





ENTRANCE HALLWAY

Stairs to first floor landing, fitted carpet.

ENTRANCE PORCH

6'8 x 8'2

An inviting and welcoming entrance porch with wooden PVC double glazed window to rear elevation. Useful cupboard being the perfect space for shoes and coats, radiator, wall lights, laminate flooring.

SHOWER ROOM

5' x 4' + shower recess

A modern three piece suite comprising single shower cubicle in a tiled surround, WC and wash hand basin, oil fired heated towel rail, electric wall heated, laminate flooring. Wooden PVC double glazed window to rear elevation.



KITCHEN / DINER

13'4 x 12'5

A modern country kitchen / diner is the main hub to this characterful cottage, being the perfect space to prepare and enjoy home made food with family and friends. The kitchen has ample cupboard space with further matching wall cabinets, drawers and display cabinets. Inset single bowl sink set into work surface with cupboard space below. Integrated double eye level oven with four ring induction hob and extractor above. Integrated slimline dishwasher, integrated fridge and freezer. Plenty of preparation areas and space for dining table. Useful walk in utility cupboard housing the washing machine and oil fired boiler. Radiator, extensive tiling, wood flooring. PVC wooden double glazed window to front and rear elevation.

LIVING ROOM

13'7 x 11'1

A cosy and bright living room with working wood burner making a lovely focal point to this room. The lounge is dual aspect with windows to the front and rear elevation overlooking the garden, TV point, radiator, fitted carpet.



FIRST FLOOR LANDING

Access to the loft space, fitted shelving, fitted carpet.

BEDROOM ONE

13'6 x 10'7

A spacious double bedroom with wooden PVC double glazed window to the rear elevation overlooking the garden and countryside beyond. Five fitted wardrobes, exposed beams, radiator, fitted carpet. Access into the Bathroom.



BATHROOM

8'6 x 6'5

A modern four piece suite comprising paneled bath in a tile surround single shower cubicle with electric shower above, WC and vanity sink unit with cupboard space below. Electric wall heater, radiator, oil heated towel rail, shaver socket, fitted carpet. Walk in airing cupboard with linen shelving and housing the hot water tank and fuse board. Wooden PVC double glazed window to side and rear elevation.

BEDROOM TWO

11'9 x 7'5

Wooden PVC double glazed window to front elevation with glorious views toward Braunton Burrows and beyond, radiator, fitted carpet. Access into bedroom three.

BEDROOM THREE

12' x 5'6

A single bedroom with wooden PVC double glazed window to rear elevation, radiator, fitted carpet,



OUTSIDE

A wooden gate leads to the brick paved parking area with off road parking for two cars. To the front of the property is a lawned border. The garden to the side of the property is well established with a variety of shrubs and plants. There is a patio area perfect for alfresco dining. A pathway leads to the top of the garden where there are lots of different areas which can be enjoyed whilst sat on a bench with a cup of tea, listening to the birds or overlooking the wildlife pond. To the rear of the cottage is a further garden area which is laid mainly to lawn with flower borders and an apple tree as well as a greenhouse to grow your own produce and wood store.

CRAFT / SUMMER ROOM

14'3 x 6'0

PVC window to front and rear elevation overlooking the rolling countryside, power and lighting connected, slate floor.

GARAGE

17'2 x 16'6

Light and power connected with water and fitted cabinets.

VIEWING ARRANGEMENTS

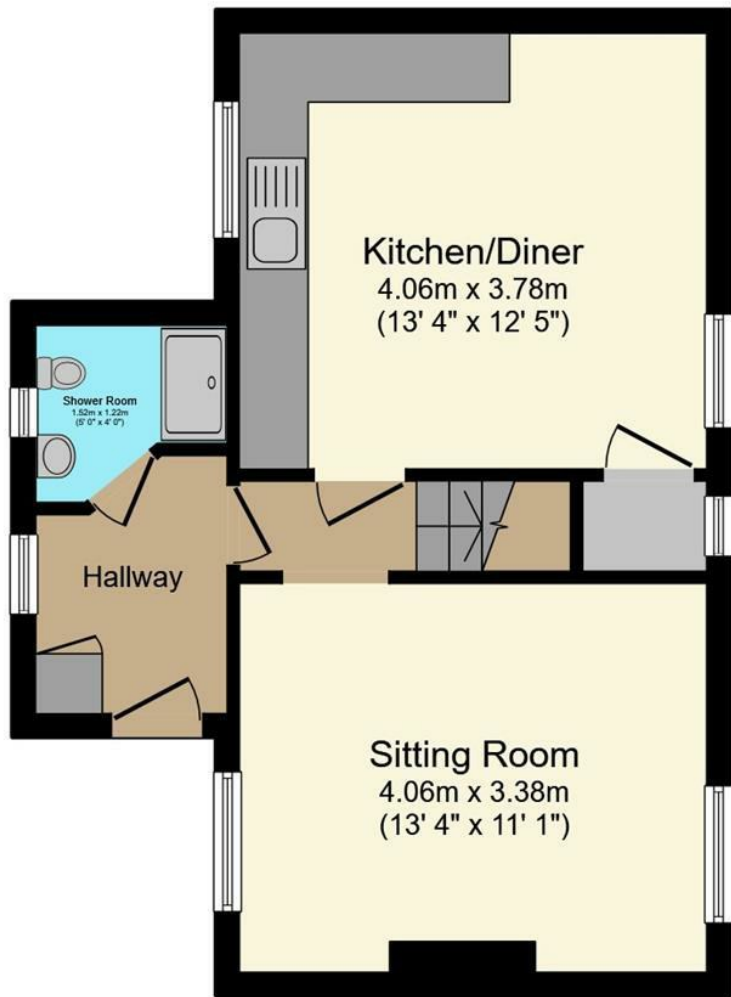
Viewing strictly via the agent, please call our office on 01271 379 314.

NOTE

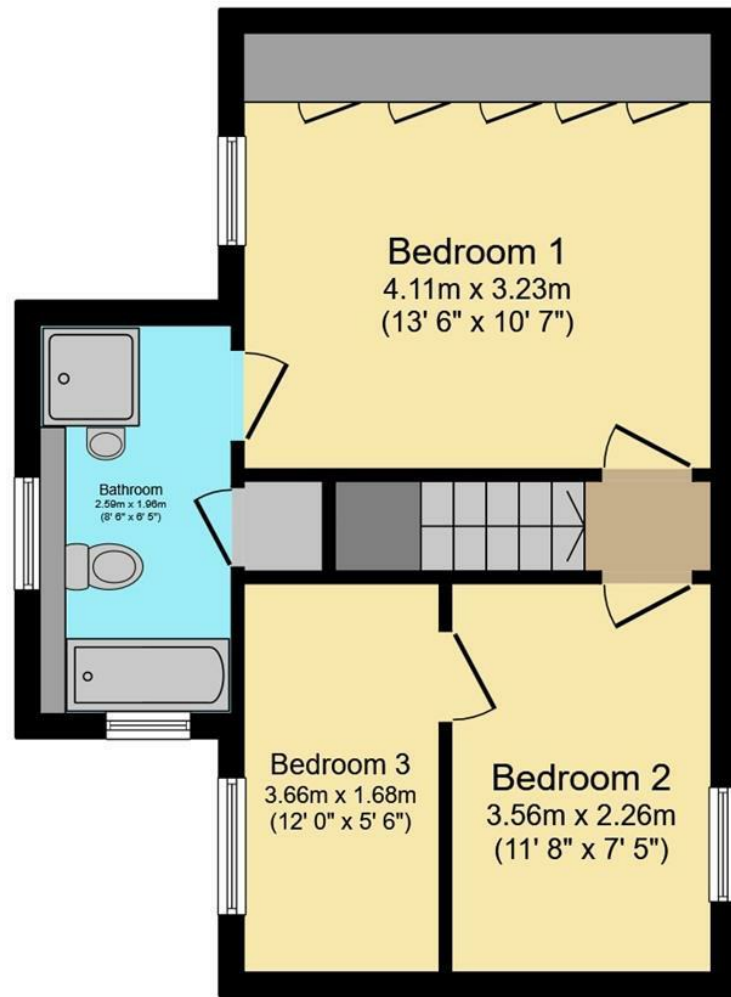
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







Ground Floor



First Floor

Total floor area 78.2 m² (842 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

COUNCIL TAX BAND D



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