



Higher Shutscombe Cottage

Higher Shutscombe Cottage, Charles, Brayford, Barnstaple, Devon, EX32 7PU



Brayford 1 mile - South Molton 7.3 miles -
Barnstaple 9.5 miles - A361 5.5 miles

A detached stone cottage with
planning consent to extend,
stunning views towards Exmoor
within 5.77 acres

- An attractive stone cottage with fine views to Exmoor
- 5.77 Acres
- Currently one bedroom with planning consent to provide a total of three bedrooms
- A long entrance drive & pretty gardens
- Stone double car port
- Grass paddocks
- FREEHOLD. EPC: BAND E. Council Tax: Band C.

Guide Price £430,000



SITUATION

Higher Shutscombe Cottage is set in an elevated position on the western side of the Bray Valley with superb views towards Exmoor. The A399 is accessible nearby and provides a link to the A361 (North Devon Link Road) which is 5.5 miles away, near to South Molton.

The nearest village is Brayford (1 mile) which has a primary school and the market town of South Molton is within 7.5 miles and has a range of shops, bakeries, butchers, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets.

Barnstaple (9.5 miles) provides railway services between Barnstaple and Exeter along the picturesque Tarka Line. The independent West Buckland School is between South Molton and Barnstaple.

Exmoor National Park is very nearby and is known for its superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within an easy driving distance.

DESCRIPTION

The cottage occupies a fine position and has far reaching views over the Bray Valley towards Exmoor. It is approached over a stone entrance lane with post and rail fencing either side and the construction is stone walls underneath a slate roof with brick surrounds to the window and door openings.

The current accommodation includes a spacious vaulted living room and dining room with exposed beams, a timber floor and patio doors out to the garden, a kitchen with superb views, a shower room and w.c. with a sauna function and on the first floor there is a double bedroom with a dual aspect to take advantage of the stunning views.

Planning consent is in place to extend the accommodation to create a total of three bedrooms and a bathroom on the first floor and on the ground floor the approved plans are for a porch, living room, kitchen, shower room, utility and a dining / family room.

Outside, the gardens include a gravel seating area from where the fine views can be enjoyed, an ornamental pond, mature shrubs and a lawn area which runs to the adjoining paddock.

There is also a double Car Port with stone and block walls, a concrete floor and a slate roof.

The land includes two paddocks on either side of the entrance drive.

SERVICES

LOT 1: Water is supplied from a borehole which is sited within LOT 2. Mains electricity is currently connected and provided via LOT 2. A new mains electricity connection to serve LOT 1 will be installed by the seller after completion but there will be a sub-metered supply from LOT 2 in the interim. Private drainage is shared with other properties.

The cost of maintenance of the borehole water supply will be divided between the different lots. This borehole also supplies Higher Shutscombe Farmhouse and one barn conversion which are in separate ownership. The septic tank in LOT 1 is

also used by Higher Shutscombe Farmhouse.

Based on information from Ofcom mobile phone coverage is likely with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is standard (1 Mbps to 13 Mbps) and ultrafast (220 Mbps to 1000 Mbps).

ACCESS

The entrance lane to the east will belong to LOT 1. The purchasers of LOTS 2 (domestic only) and 3 will be granted a right of access over this lane, subject to contributing towards maintenance. The owner of Higher Shutscombe Farmhouse has a right of access through the yard to the west of the cottage.

TENURE

The property is owned freehold and is registered on the Land Registry.

PLANNING

A certificate of lawful use for Higher Shutscombe Cottage to be used as a residential dwelling with no restrictions on its use was granted on the 10th December 2020 (Planning reference: 72278).

Planning consent was approved for the extension of Higher Shutscombe Cottage on the 19th September 2023 (Planning reference: 77465).

LOCAL AUTHORITY

North Devon District Council. Council Tax: Band C.

VIEWING

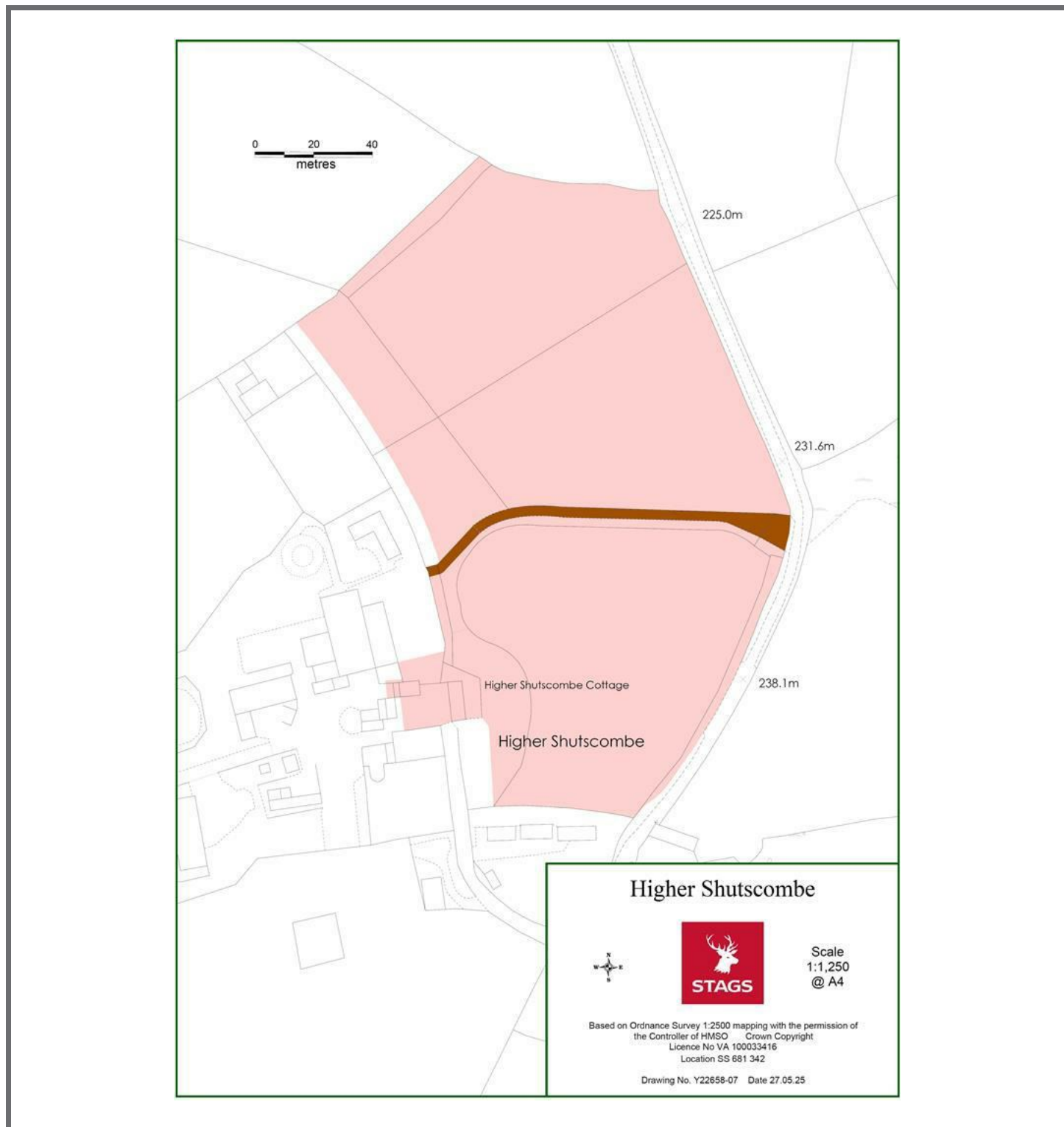
Strictly by prior appointment with Stags. Please call 01769 572263 to arrange an appointment or email: south-molton@stags.co.uk.

DIRECTIONS

From the North Aller roundabout on the A361 near South Molton, proceed north on the A399 towards Brayford and Blackmoor Gate.

Follow this road for approximately 5 miles and just before entering Brayford turn left into Shutscombe Hill (signed unsuitable for HGV's). Continue up the hill and along this lane for 0.35 miles and the entrance to Higher Shutscombe will be found on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		94
(81-91)	C		
(69-80)	D		
(55-68)	E	53	
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London