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Mildmay

Mildmay, Brayford, Barnstaple, EX32 7QF



Exmoor National Park 0.5 miles South  
Molton 7 miles Barnstaple 9 miles

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## A delightful detached period cottage with attractive mature gardens, garage/workshop and studio

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- Delightful period cottage set in attractive gardens
- Located in an accessible village close to Exmoor
- Kitchen/Breakfast room
- Shower Room
- Living Room and Sitting Room
- Study
- 2 Bedrooms and Bathroom
- Driveway, Garage/Workshop and Studio
- Freehold
- Council Tax Band E

Guide Price £399,500



### Situation

Mildmay is set in the popular village of Brayford which is nestled within the foothills of Exmoor with the National Park boundary only a short distance away. The village has a primary school and village hall as well as a Church at neighbouring High Bray. The village of West Buckland, which is well known for its boarding and day school is about three miles.

The historic market town of South Molton lies about seven miles to the south and provides a good range of local shopping facilities and amenities as well as schooling to secondary level. This traditional market town still holds regular weekly livestock markets, together with an award winning pannier market, which bustles with activity on Thursdays and Saturdays. The regional centre of Barnstaple is eight miles to the west and has a further range of amenities and commercial centres. The A361 (North Devon Link Road) bypasses South Molton and links to the M5 motorway at Junction 27 to the south-east where there is also a station on the Paddington line at Tiverton Parkway.

### Description

Of part rendered stone construction under a slate roof, Mildmay is an attractive period cottage set in a large plot of mature and well-tended gardens. The cottage offers well-presented accommodation with some fine features including a fine fireplace in the living room. There is driveway parking that leads to a large garage/workshop and there is a delightful small studio that has been used by the current vendor for her artistic work.

### Accommodation

The front door leads into an enclosed PORCH with tiled floor and a part glazed door leads into a small stair hall with stairs to the first floor. The LIVING ROOM has a window seat and a large fireplace with a slate hearth, wood burning stove and bread oven. The SITTING ROOM is a light, double aspect room with a useful shelved storage cupboard and could also be used as a third bedroom if required. Off the living room is a rear HALL with understairs cupboard and door into a STUDY with floor to ceiling height shelved cupboard and fitted book shelving. The KITCHEN/DINING ROOM has space for an upright fridge/freezer, modern sink unit and a former fireplace now houses an oil-fired Rayburn. To the right is an electric cooker point with hood above. Off the kitchen is a rear PORCH with coat hooks and door to the outside and a LOBBY with space and plumbing for washing machine and space for a dryer above. The SHOWER ROOM has a corner shower cubicle with mixer shower, pedestal wash basin, WC and a shelved recess.

On the FIRST FLOOR, BEDROOM ONE is a double

room with two built-in double wardrobes, with one of the wardrobes leading through to a handy loft storage area. BEDROOM 2 is also a double room with fitted airing cupboard. An INNER LANDING has a triple wardrobe/storage unit and a door through to the BATHROOM fitted with a panelled bath, pedestal wash basin and WC.

### Outside

The cottage is served by a gated driveway to the rear which also provides ample parking and leads down to a detached GARAGE/WORKSHOP (20'5 x 17'4 Overall) and incorporates an outside WC. Set at the top of the driveway is a delightful stone-built STUDIO (7'11 x 6'9) with eye level shelving and has been used by the current owner as a sculptor's studio.

The gardens at Mildmay are delightful and surround the cottage on three sides. They are mainly laid to lawn with well-stocked flower and shrub borders, interspersed with some mature trees. The property extends to almost a FIFTH OF AN ACRE in all.

### Services and further information

Mains electricity, water (metered) and drainage. Oil-fired central heating via radiators. Oil-fired Rayburn. Mobile - EE, O2 and Vodafone - poor to none outdoors, Three variable outdoors (Ofcom). Broadband - Standard and Ultrafast available (Ofcom).

### Viewing

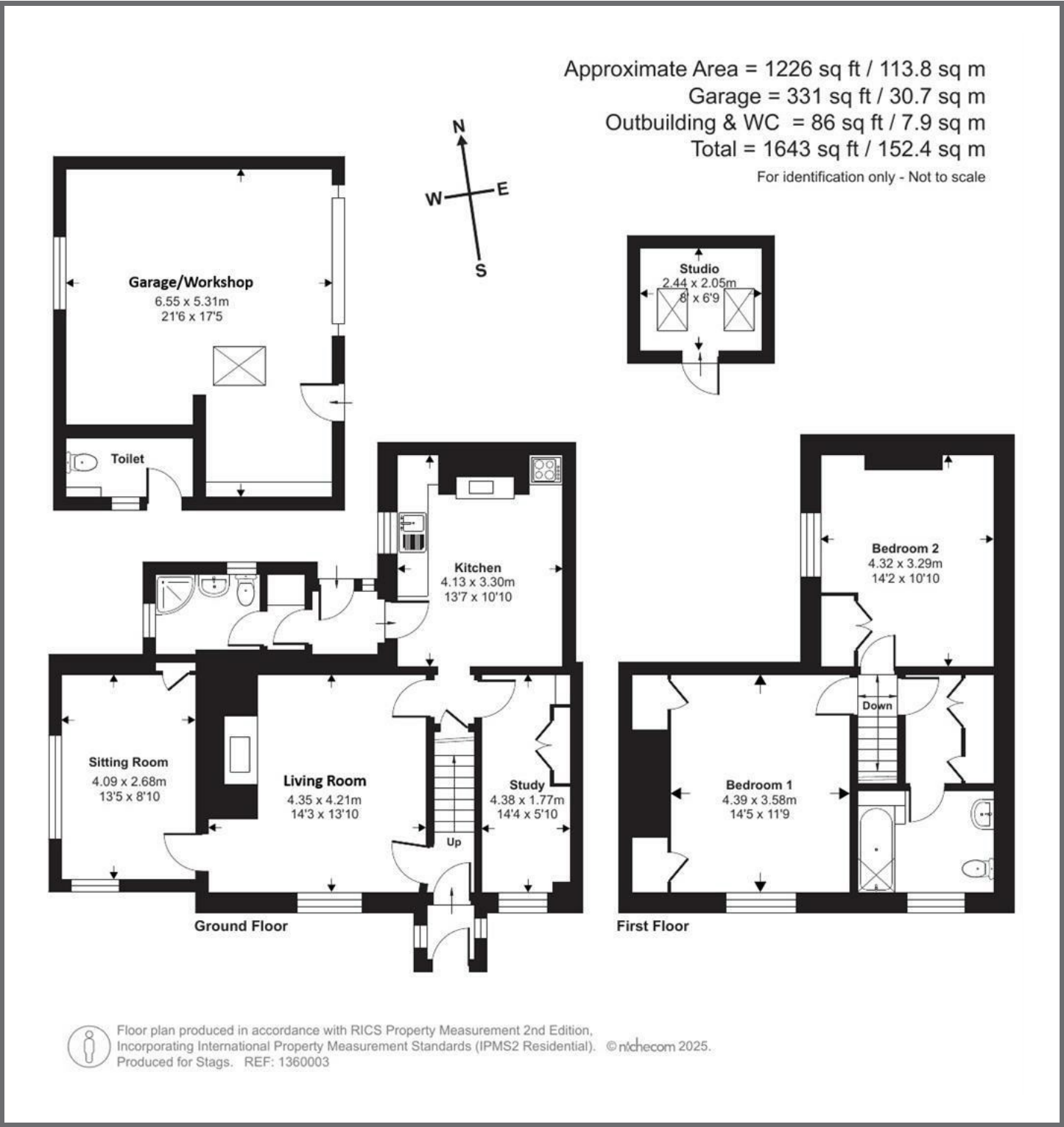
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

On entering Brayford from the A399, proceed into the village and the cottage will be found on the left at the next junction. Take the left turn and the driveway to the property will be found immediately on the left.

What3words Ref: bristle.digests.flat





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 |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (49-54) E                                   |         |           |
| (41-48) F                                   |         |           |
| (35-40) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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