1 Bydown Cottages

1 Bydown Cottages

Swimbridge, Barnstaple, Devon, EX32 0QD

Swimbridge 1 mile Barnstaple 5 miles South Molton 7 miles

A spacious and highly appealing Edwardian property with two excellent and profitable letting 'cottages' set in a large plot of mature gardens and grounds and with an attractive outlook over open fields

---

- Superb rural house yet close to local amenities
- 2 reception rooms and 4 bedrooms (1 en-suite)
- Two superb and profitable holiday 'cottages'
- Fine views over open parkland
- Council Tax Band D
- Beautifully presented throughout
- Attractive mature gardens and grounds
- Useful garage/workshop building with potential (stp)
- In all about 0.88 acres
- Freehold

Guide Price £795,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION AND AMENITIES

1 Bydown Cottages set in an accessible rural location yet only a mile from the village of Swimbridge which has amenities including a church, primary school and popular public house/restaurant. The larger village of Landkey lies about 2½ miles away and offers further amenities as well as direct access to the A361 (North Devon Link Road). The regional centre of Barnstaple is only five miles and provides the area's main business, commercial, leisure and shopping venues. The smaller market town of South Molton with its award winning weekly pannier market is only 7 miles. Both Exmoor National Park and North Devon's famous coastline is within easy reach by car.

DESCRIPTION

Of rendered stone elevations under a slate roof, 1 Bydown Cottages forms the western end of a row of three dwellings built in 1914. The house has been beautifully renovated throughout by the current owners and offers very appealing and spacious accommodation arranged over three floors. Much care and attention has gone into presenting the property as it now stands with the use of reclaimed timber and architectural salvage giving it a wonderful feel throughout.

In addition, there are two excellent self-catering holiday 'cottages' set within the grounds that provide a more than useful income.

The diverse, mature gardens and grounds provide a lovely backdrop to the house and there is a very useful outbuilding that currently provides ample workshop/garaging and storage space.

THE MAIN HOUSE

An open PORCH leads into the HALL with stairs to the first floor. The LIVING ROOM has a fireplace with a slate hearth and wood burning stove and next to this room is a STUDY with bespoke fitted desk with cupboards below and fitted shelving. The DINING ROOM has plenty of room for a dining table and leads through to the KITCHEN/BREAKFAST ROOM with a tiled floor, shelved recess and larder cupboard. There are interesting kitchen units and worktops fashioned from former school chemistry laboratory furniture and a deep ceramic sink. Fitted Smeg range cooker.

On the FIRST FLOOR the GALLERIED LANDING leads to THREE BEDROOMS (one is currently fitted out with hanging rails and is used as a dressing room) and a BATHROOM which has a cast iron roll top claw foot bath, wash stand with large sink and low level WC.

On the SECOND FLOOR, the entire loft space has been converted into a striking MASTER BEDROOM SUITE. It is an impressive space with a sitting area, bed area and incorporates an en-suite shower room with a large shower cubicle, WC and twin wash basins.

THE HOLIDAY COTTAGES

There are TWO HOLIDAY COTTAGES which provide a unique holiday stay experience and have provided a profitable enterprise for the current owners.

Set adjacent to the house is BYDOWN BARN. On the ground floor, glazed bi-fold doors lead into an open-plan KITCHEN/LIVING ROOM with the kitchen area fitted with handmade reclaimed timber island and matching units along one wall with a deep ceramic sink and a fitted electric oven and hob. From the living area, a cast iron spiral staircase leads up to the first floor BEDROOM with an opening through to an EN-SUITE BATHROOM fitted with a WC, timber wash stand with two sinks a' William Holland' copper bath with nickel enamel. Glazed bi-fold doors lead out on to a private, raised area of decking which continues along the side to a hot tub.

Set in an elevated position on the edge of the grounds and with its own independent access and parking is BYDOWN LODGE. It is a bespoke oak-framed single-storey unit with open-plan accommodation. At one end is a range of bespoke reclaimed timber kitchen units with a fitted electric oven and hob and a deep ceramic sink. There is a sitting area and a bedroom area and oak double doors lead through to the bathroom with a 'William Holland' copper bath with nickel enamel, WC and an oak wash stand with a wide sink. Outside, running along the front of the lodge is an area of raised decking with hot tub that takes full advantage of the wonderful views.

OUTSIDE

The property is approached via a shared driveway with two other properties and leads to ample parking for multiple vehicles adjacent to the house. There is a very useful OUTBUIILDING currently utilised as a gym but equally suitable as garaging/workshop (19' x 17'). with stairs leading up to a loft storage area. At the rear is a further single garage/store (17' x 9'6").

The gardens and grounds are delightful. They are divided into garden ‘rooms’ with large areas of lawn, many mature trees, kitchen garden with raised bedsand sloping banks with wild flowers.

In total the property extends to 0.88 ACRES.

SERVICES AND FURTHER INFORMATION

Mains electricity and water. Private drainage. Oil-fired central heating. 7KW Solar PV array (15 years left on current feed tariff), EV charging point.
According to Ofcom, ultrafast broadband is available at the property and mobile signal is likely from Vodafone and O2. For further information please see the Ofcom website: ofcom.org.uk

VIEWING

Strictly by confirmed prior appointment please through the sole selling agents, Stags. (South Molton Office 01769 572263 or Barnstaple Office 01271 322833).

DIRECTIONS

From Barnstaple, join the A361 towards South Molton. After a short distance, turn right signed to Landkey. Continue through Landkey and onto Swimbridge. With the Jack Russell pub on your right, continue, proceeding up the hill for approximately half a mile. At the junction, signposted Bydown, turn right and keep right, following the country lane (Kerscott Hill) for approximately 1 mile. At the 'T' junction turn sharp left, the gated entrance to the property is immediately on the left with a nameplate clearly visible.

WHAT3WORDS REF: regaining.domain.tinted

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft

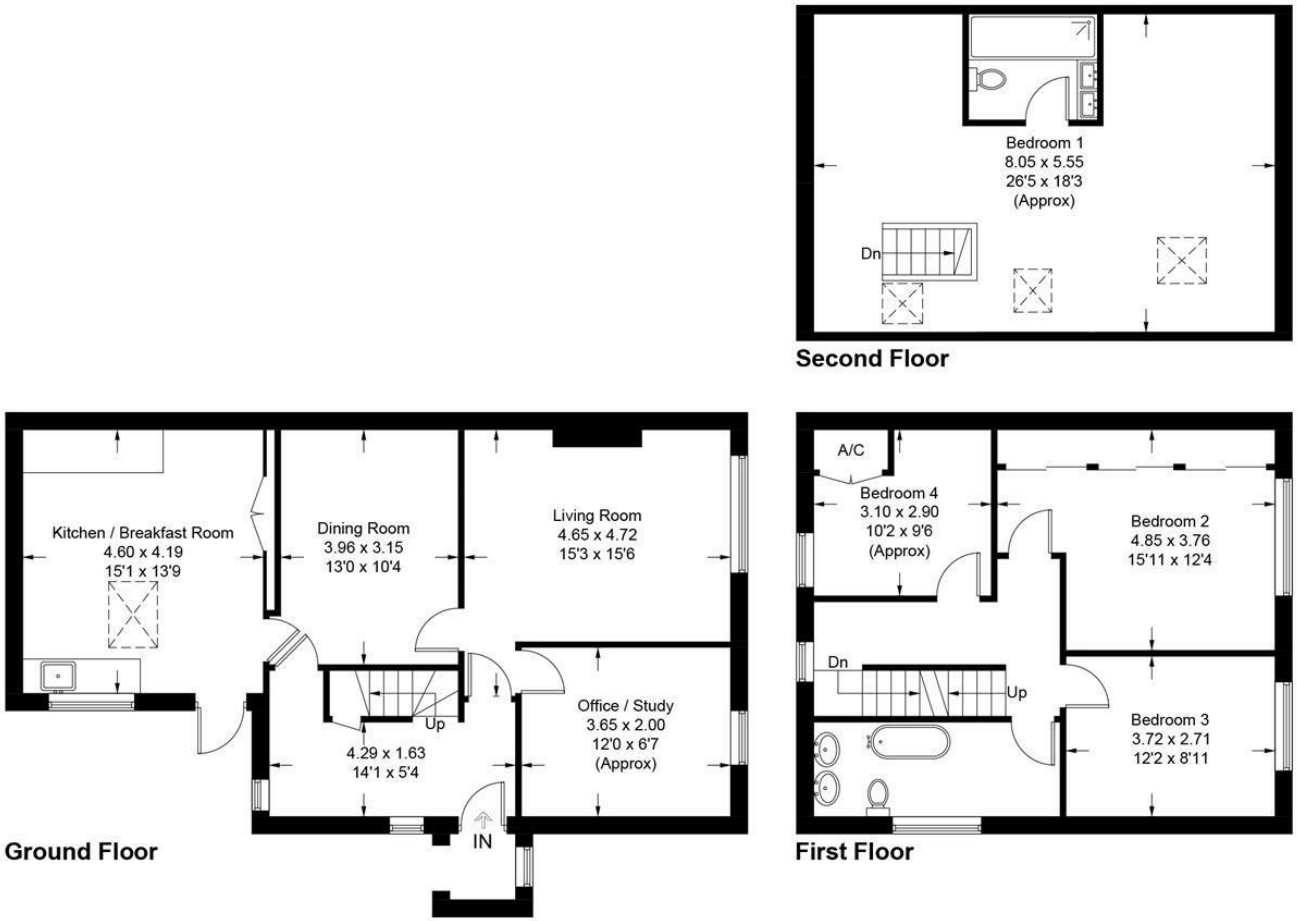
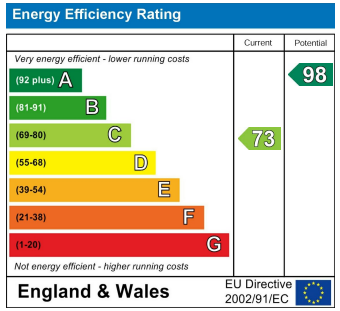


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096678)



STAGS

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.

STAGS