



Chapel Cottage





# Chapel Cottage

Middle Marwood, Barnstaple, Devon, EX31 4EG

Barnstaple/The Coast 15 Minutes

## A charming & quirky former chapel & period cottage in timeless & tranquil Hamlet

- Charming former Chapel Conversion
- Three bedrooms & Two Bathrooms
- Beautiful vaulted ceiling Kitchen/dining room
- Ideal Main or Second Home
- Freehold
- Quiet tranquil location
- Sitting Room & Garden Room
- Summerhouse/Studio/Office
- Pretty Cottage Gardens
- Council Tax Band C

Guide Price £470,000

### SITUATION AND AMENITIES

Middle Marwood is a timeless and tranquil hamlet lying about four miles to the North of Barnstaple. Marwood parish includes several hamlets and villages, steeped in history and understood to date back to the Saxon and Medieval period with mentions in the Domesday book. Within the parish there is a local Inn, Marwood primary school, several churches and village halls. Also nearby is the renowned 103 acre Broomhill Estate, boasting luxury hotel, sculpture gardens with restaurant that holds regular events and Marwood Hill Gardens. Barnstaple, North Devon's regional centre and primary market town, lies about 4 miles to the south and houses the area's main business, commercial, entertainment and shopping venues. The North Devon Leisure Centre and Tarka Tennis Centre, both in Barnstaple, provide many indoor pursuits. Cinemas and live theatres are available in Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close to hand including golf at Landkey, Ilfracombe and Saunton. North Devon's famous coastline is within easy reach and provides excellent sandy surfing beaches, including the favoured resorts of Croyde and Woolacombe. A short driving distance gives access to the North Devon Link Road leading to Junction 27 of the M5, where there is also access to Tiverton Parkway Train Station

### DESCRIPTION

Chapel Cottage presents painted rendered elevations with some double glazed windows beneath a slate roof. As the name suggests the property was formally a Methodist chapel with adjoining cottage but was re-modelled as a dwelling incorporating both elements around 2008. The Chapel section is Grade II Listed as being of architectural and historical importance and there are many notable original features still in evidence, skilfully combined with quality 21st century refinements to make a unique and interesting home which is presented to a high standard. The property is considered to be perfect for a main principal residence but would be also ideal as a second home/UK base/holiday let or a combination of such uses. Externally there is a pretty courtyard to front, a decent sized cottage garden to rear which backs on to farm land and boasts a large summerhouse suitable for use as home office/studio etc. Across the lane is a private parking bay. This is certainly a property that needs to be viewed internally to be fully appreciated.





## GROUND FLOOR

Front door to ENTRANCE PORCH, tiled floor, inner door to SITTING ROOM a lovely period room with window to front, Oak flooring, inglenook fireplace, inset bread oven and wood burner, deep understairs storage cupboard, wall recess, staircase rising to first floor (described later) GARDEN SITTING ROOM a delightful bright room enjoying views over the garden and to farm land beyond, French doors onto terrace, bay window with seat and storage. UTILITY ROOM with Belfast sink, space and plumbing for washing machine as well as tumble dryer, condensing boiler. CLOAKROOM low level WC, vanity wash basin, tiled splash back, extractor fan. From the period sitting room there is an INNER HALL with half wood panel walls and hand crafted Oak ceiling arches and off this STUDY/BEDROOM 3 with fitted shelving incorporating original chapel lectern, Cathedral style window to front. WET ROOM with fitted shower unit, wash basin, low level WC, tiled floor and walls, extractor fan, sky light window, heated towel rail. KITCHEN/DINING ROOM this fabulous room was the original chapel and has a full height vaulted ceiling and hand made replica chapel door out to the front. There are Cathedral style Oak framed windows to front and rear, the kitchen is in a country Oak theme with hand made cabinets and extensive work surfaces, ½ oak panel walls, oak flooring, underfloor heating, built in dishwasher and fridge/freezer and Aga with extractor hood and tiled splash back. A particular feature is the original chapel sign which has been retained and will remain.

## FIRST FLOOR

LANDING with tunnel roof light, airing cupboard. BEDROOM 1 twin windows to front, further feature window on to stairway, access to loft space. BEDROOM 2 a lovely light room with windows to side and rear, fine views. BATHROOM with white suite comprising panel bath, shower attachment, vanity wash basin, low level WC, part tiled walls, frosted window to side.

## OUTSIDE

From the lane steps lead up to an attractive courtyard with feature wall and slate coping STORAGE AREA with gate and shrubbery. The charming rear gardens are attractively landscaped, there is a SUMMER HOUSE/OFFICE with electric and telephone points, to the side of this is a STORE/GARDEN SHED for surf boards, bikes etc. The gardens back on to farm land, there are herbaceous borders, shrubbery and a large terrace which has a variety of coloured lighting

## SERVICES

Mains electricity and water, Klargester bio disk sewage treatment system, oil fired central heating

## DIRECTIONS

From Barnstaple leave the town in the direction of Pilton Causeway and the hospital at the traffic lights turn left and continue for 200 meters turning right in to Abbey Road. At the top of the road turn left and continue past the Windsor Arms. Continue on through the hamlets of Pixford and Guineaford, continue for about 2 miles and take the left hand turn signposted middle Marwood, continue along this road for about ½ a mile and turn left after 100 meters the parking bay to the cottage is on the left and the property on the right.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	80
England & Wales		EU Directive 2002/91/EC	

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