



2 Rose Cottages



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Muddiford, Barnstaple, Devon, EX31 4HB

Local Inn ¼ mile. Barnstaple 4 miles. The coast/Exmoor 25 minutes

Pretty semi-detached cottage located on the fringe of the favoured Devonshire hamlet of Muddiford.

- Semi-Detached Period Cottage
- Kitchen
- Three Bedrooms & Bathroom
- Extensive Gardens
- Freehold
- Two Reception Rooms
- Study
- Off Street Parking & Garage
- No Onward Chain
- Council Tax Band B

Guide Price £355,000

SITUATION AND AMENITIES

2 Rose Cottages is situated within the pretty Devonshire hamlet of Muddiford located on the outskirts of Barnstaple. Marwood parish includes several hamlets and villages of which Muddiford is one of, 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 and several churches and village halls. Also nearby is the renowned 103 acre Broomhill Estate, boasting luxury hotel and sculpture gardens with restaurant that holds regular events. 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.



GROUND FLOOR

We are delighted to offer for sale a pretty attached period cottage situated in the popular hamlet of Muddiford which presents stone and colour washed rendered elevations beneath a traditional slate tiled roof. This charming cottage has been lovingly updated by the current owners in their tenure and now includes a recently installed kitchen, new front door and some of the windows having been replaced. The accommodation comprises of a cosy SITTING ROOM with wood burning stove which heats the hot water for the property. There is a separate DINING ROOM which could equally be used as a secondary sitting room or a downstairs bedroom. To the rear of the cottage is a HALLWAY with stairs rising to the first floor and doors to the KITCHEN and STUDY/OFFICE. The kitchen has recently been updated and now offers a range of modern country style units with solid oak worksurface and a lovely Belfast sink.

FIRST FLOOR

On the first floor there are THREE BEDROOMS which are all reasonably sized and a FAMILY BATHROOM. The front bedrooms enjoy delightful views over the surrounding woodland and countryside.

OUTSIDE

Outside there is a private gated driveway allowing parking for 2/3 vehicles, access to the GARAGE/WORKSHOP and a charming FRONT GARDEN.

To the rear of the property is a COVERED REAR COURTYARD perfect for hanging washing or wetsuits and steps that lead up to a LAWNED UPPER GARDEN with GREENHOUSE and vegetable growing area bordered by established shrubs and hedgerow. From the garden there is access to the large attached garage and workshop which the owners have wonderfully turned into a home bar and entertaining space. Separate to the house is a THIRD GARDEN located on the corner of Whitefield Hill and the B3230 which used to be used to grow vegetables.

DIRECTIONS

From Barnstaple take the A39 signposted Lynton. At the roundabout at North Devon District Hospital continue straight ahead and take the next turning left onto the B3230. Follow the road into the village of Muddiford where the property can be found on the righthand side indicated by a Stags for sale board.

WHAT3WORDS///innovate.parts.gave

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.



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			
England & Wales		78	43
EU Directive 2002/91/EC			

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Approximate Area = 1219 sq ft / 113.2 sq m
 Garage = 460 sq ft / 42.7 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1763 sq ft / 163.7 sq m

For identification only - Not to scale

Outbuilding

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Stags. REF: 1050578