



Broadmoor Cottage



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Landkey, Barnstaple, Devon, EX32 0LD

Village pub half an mile. Barnstaple town centre 3 miles. Coast 11 miles.

**An extremely well presented character residence enjoying stunning countryside views.**

- Attached period cottage
- semi-rural location
- 3 Bedrooms
- Scope to extend (STPP)
- Council Tax Band C
- Stunning countryside views
- Within 3 miles of Barnstaple town centre
- 2 Reception Rooms
- Generous Gardens
- Freehold

Guide Price £515,000

## SITUATION AND AMENITIES

Situated within walking distance of the fringe of the popular Devonshire village of Landkey, generally regarded as one of the most sought after village locations. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, Willows Tea Room and parish church. The pretty Village Millennium Green with stream provides a safe space for children to play as well as space to dog walk. The nearby village of Swimbridge offers further amenities including pub, which also serves food, and another primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon, it has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 5 miles away and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.



## DESCRIPTION

Broadmoor Cottage is located in a private and tranquil location enjoying uninterrupted views over the surrounding countryside down through the valley towards Landkey. The property is attached on one side and presents elevations, principally of stone and cob with colourwash lime render beneath a slate tiled roof. The property has a plethora of period style features that you would expect of a property of this age, combined with modern conveniences. The accommodation is deceptively spacious comprising of living room, dining room, modern kitchen with vaulted ceiling, utility/cloakroom, three bedrooms and bathroom. Externally the property is approached via a private driveway shared with next door which leads to a private drive with extensive parking area. The beautiful gardens wrap around the property and are mainly laid to lawn with seating areas.

Kitchen: 13'11 (4.24) x 10'9 (3.28)

Dining Room: 14'10 (4.52) x 9'2 (2.79)

Utility: 9' (2.74) x 5'2 (1.57)

Living Room: 20'3 (6.17) x 13'3 (4.04) max

Bedroom 1: 13'5 (4.09) max x 11'3 (3.43) max

Bedroom 2: 12'1 (3.68) max x 10'7 (3.23)

Bedroom 3: 10'4 (3.15) max x 8'3 (2.51) max

## SERVICES

Mains electricity and water, private drainage, oil fired central heating. According to Ofcom broadband is available in the area.

## DIRECTIONS

Follow the A361 North Devon Link Road in the direction of Barnstaple. At the Landkey Junction turn left, signed Landkey/Swimbridge and take the first left turning into Birch Lane. Take the next left turn at Acland cross, signposted Harford/Acland/Goodleigh and cross over the bridge. The entrance to Broadmoor is the second turning on the right hand side.

WHAT3WORDS///soap.sifts.coasting



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	62	98
(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		EU Directive 2002/91/EC	

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