



Church Farm Cottage







# Church Farm Cottage

Horwood, Bideford, Devon, EX39 4PB

In a peaceful hamlet within easy access of Barnstaple, Bideford, Torrington & the coast at Instow/Westward Ho!

A particularly charming detached Grade II Listed period residence, together with beautiful cottage gardens & paddock, at the heart of a timeless hamlet enjoying delightful views, close to the coast.

- Hall, Cloakroom, Kitchen/Breakfast Room.
- 2 Reception Rooms, Study. Utility/Boiler Room.
- 3 Bedrooms, 2 Bathrooms
- Hobby Room/Occasional 4th Bedroom.
- Store Room, Oil Central Heating.
- Double Garage, Ample additional parking.
- Secluded gardens, paddock, in all 1.22 acres.
- Internal inspection essential.
- Council Tax Band E
- Freehold

Guide Price £750,000

## Stags Barnstaple

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@StagsProperty

## SITUATION & AMENITIES

Church Farm Cottage is situated at the heart of the village, backing directly onto picturesque St Michael's, the ancient church and enjoys fine southerly views to the front and distant sea views, from the paddock to the rear. Horwood is a timeless and tranquil village, within easy access of Barnstaple, Bideford, Instow and Torrington. The village in a convenient location with a rural community, lying along a Devon country lane, on high ground, surrounded by glorious open countryside. The nearby village of Lovacott is one mile away and offers a primary school. Newton Tracey is 1.5 miles away, lying on the B3232 Torrington Road, and has a popular pub/restaurant and bus service operated from here to Barnstaple, which is around 6 miles away. Although, on the outskirts of Barnstaple, Sainsbury's at Roundswell and out of town residential/business district, is just 3.5 miles. As the regional centre, Barnstaple offers the area's main commercial, business, leisure and shopping venues, as well as pannier market, theatre and district hospital. The market town of Bideford is around 4 miles and also offers an excellent range of amenities. There are good private and state schools within easy reach, including West Buckland School, with local pick-up points. At Barnstaple the North Devon Link Road provides access to Tiverton Parkway, in around 45 minutes, where there are trains to London in around 2 hours. A little beyond is Junction 27 of the M5 Motorway. The property is within around 15 minutes' drive from the North Devon coast at Instow and Westward Ho!, whilst a little further afield are the sandy surfing beaches of Croyde, Puttsbrough, Woolacombe and Saunton Sands (which also boasts a championship golf course), although there are courses nearer, including the oldest course in England at Westward Ho! Exmoor National Park and the Cornish border are also easily accessible. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

Church Farm Cottage is the quintessential English character cottage, which presents elevations of exposed stone and painted render, beneath an asbestos/slate roof. The property is Grade II Listed as being of architectural and historical interest and the earliest date on the deeds goes back to 1684, in the reign of King Charles II, although there was probably a property on the site previously. Internally the accommodation has been sympathetically and tastefully modernised, where quality 21st Century refinements sit well with many original period features. The accommodation is also deceptively generous and well presented. The house is complemented by pretty cottage gardens which are well stocked and well-tended. There is a double garage, ample parking, as well as a level pasture paddock, ideal for a pony or exercising dogs etc. This is a property that really needs to be viewed internally to be fully appreciated.

## GROUND FLOOR

Clematis clad gabled ENTRANCE PORCH with fitted seat. Half glazed stable door to ENTRANCE HALL stair case rising to first floor, coats hanging area, understair recess and period fireplace with cast iron range which carries a label quoting 'The Metal Agencies 'Go Ahead' Co Ltd Bristol', exposed stone surround, exposed beamed wall. Triple aspect SITTING ROOM with fireplace, fitted wood burner on slate hearth, two window seats, beamed ceiling. STUDY fitted corner desk, exposed stone wall. Double aspect DINING ROOM impressive inglenook fireplace, bressumer beam, fitted wood burner, bread oven, window seat, glazed door to front garden, three wall light points. CLOAKROOM low level WC, wash hand basin, quarry tiled flooring. Double aspect country style KITCHEN/BREAKFAST ROOM excellent range of cream painted wooden units, topped by oak worksurfaces and incorporating double Belfast sink, space for freestanding range, ventilated larder cupboard, recess for upright fridge/freezer, electric meter cupboard, cupboard for stopcock, fitted oak shelves, pair of French doors to garden, natural slate flooring, half glazed door to UTILITY/BOILER ROOM work surface, space for appliances, plumbing for washing machine, Grant oil fired boiler for central heating and domestic hot water, tiled flooring, coat hooks, door to garden.





## FIRST FLOOR

LANDING exposed stone wall, fitted book case. BEDROOM 1 double aspect with exposed beams, two built in shelved cupboards, fitted bookcase, walk-in wardrobe with rails and shelves. A pair of wooden doors within a beamed arched surround, lead to EN-SUITE SHOWER ROOM tiled shower cubicle, Mira shower unit, pedestal wash basin, arched wall mirror and light, low level WC, wood effect flooring, ladder style heated towel rail/radiator. A staircase rises from bedroom 1 to HOBBY ROOM/OCCASIONAL BEDROOM 4/SECOND STUDY with Velux windows and fine views, exposed beams. BEDROOM 2 double aspect, ornamental period fireplace, shelved recess, pedestal wash basin, window seat. A ladder style staircase rises to ATTIC ROOM fitted carpet and electric connected. Special note; we understand that when planning consent and listing approval was achieved for the Velux windows in the hobby room, the same consent allowed for a Velux window within this area and therefore we assume that this consent has been commenced and that a purchaser could install a Velux window should they wish to. The North Devon Council planning reference was 61318 and the consent was granted on 29th July 2016. There is access from this room to a STORAGE LOFT. BEDROOM 3 window seat, exposed beams. FAMILY BATHROOM wood panelled bath, telephone style handheld shower/mixer, pedestal wash basin, arched wall mirror and light, low level WC, ladder style heated towel rail/radiator.

## OUTSIDE

From the lane a five-bar gate gives access to INITIAL GRAVELLED CAR PARKING AREA for two cars. A pair of solid hardwood double gates then lead to an ADDITIONAL PARKING AREA and the DOUBLE DETACHED GARAGE with Dovecote, pair of up-an-over doors, personal door to rear, two windows, power and light connected, staircase rising to FIRST FLOOR STORAGE in the eaves. The pretty FRONT GARDENS are south facing and from the driveway there are stepping stones leading to the front door, flanked by manicured lawns and shaped borders, stocked with masses of cottage plants. There is a STONE TERRACE nearest to the dining room, ideal for a cup of coffee or glass of wine and to watch the sunset. From the inner driveway an attractive stone arch with gate leads to an INNER TERRACE ideal for Alfresco dining, as it relates well to the kitchen. This secluded 'oasis' features a granite boulder with water cascade, overhung by mature Wisteria. The terracing runs around to the rear of the garage where there is a LOG STORE. A low stone step then leads off via meandering, brick pathway flanked by further manicured lawns and borders stocked with many mature plants and shrubs, leading onto a gravelled wall enclosed LOWER TERRACE allowing one to follow the sun round and enjoy different vistas of the garden. Within one corner is an ornamental pond, stocked with Irises. There are two separate pedestrian gates leading onto the paddock, where there is initially an orchard, otherwise laid to grass, interspersed with other young trees. Shrubs provide an element of privacy and shelter. There is a detached TIMBER OUTBUILDING in two sections, ideal for accommodating a ride on mower, tools etc. There is a pedestrian right of way to the paddock over a neighbour's property.

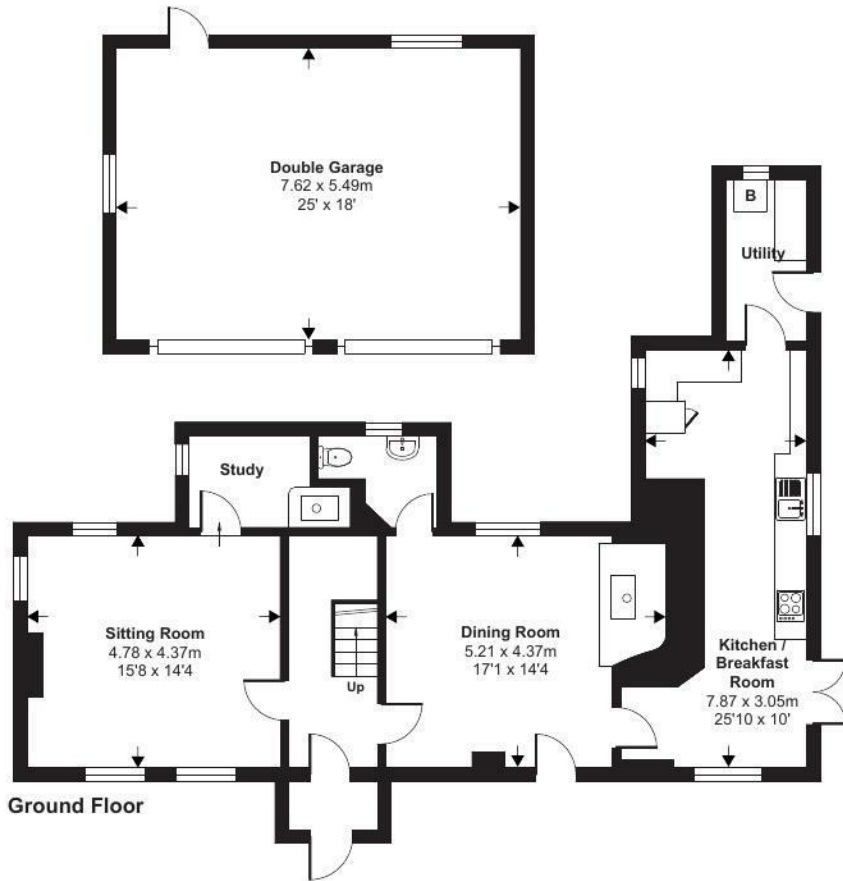
## SERVICES

Mains electricity and water. Private septic tank drainage. Oil fired central heating. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## DIRECTIONS

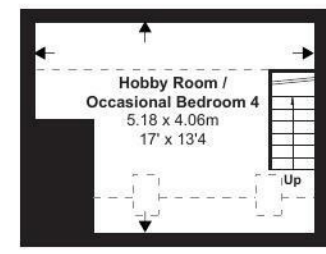
From Roundswell Roundabout on the outskirts of Barnstaple, take the Torrington road. Continue to the outskirts of Newton Tracey and just prior to the village, at a minor crossroads, bear right, signed 'Lovacott and Horwood'. Pass through Lovacott and onto Horwood and the property will be found immediately before the church on the right-hand side.

WHAT3WORDS///delight.pounce.snowstorm

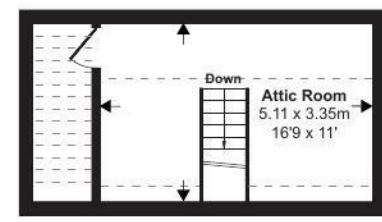


Denotes restricted head height

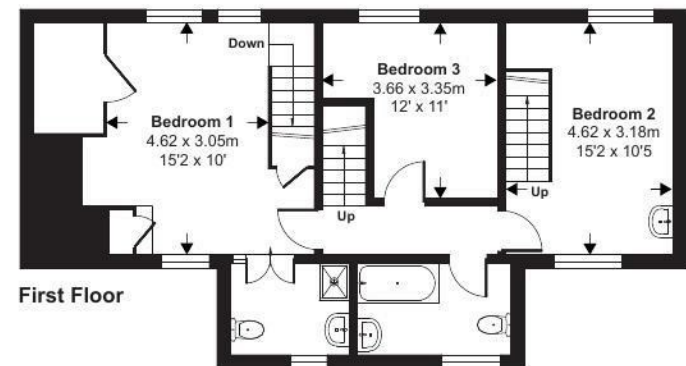
Approximate Area = 1854 sq ft / 172.2 sq m  
 Limited Use Area(s) = 217 sq ft / 20.1 sq m  
 Garage = 450 sq ft / 41.8 sq m  
 Total = 2521 sq ft / 234.1 sq m  
 For identification only - Not to scale



Second Floor 1



Second Floor 2



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1136686



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



