



Tossells Cottage



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Brayford, Barnstaple, EX32 7PR

Barnstaple, South Molton, the Link Road, Exmoor fringes & West Buckland private school, all within about 15 minutes by

A charming detached period barn conversion, together with 5.15 acres pasture, in peaceful & timeless rural location.

- Open plan reception & bespoke kitchen
- 2 Bedrooms, 2 Bathrooms
- Galleried mezzanine occasional bedroom 3
- Galleried mezzanine study, Hall/Utility.
- Courtyard, garden & pasture, 5.15 acres.
- Ample parking. Garage space stpp.
- Scope to extend stpp.
- Internal inspection essential.
- Council Tax Band D
- Freehold

Guide Price £565,000

SITUATION & AMENITIES

Set up a long, private drive, off a quiet, little used country lane. Tossells Cottage is in beautiful rural surroundings yet also within a few minutes' drive of the village of Brayford, which offers amenities including a primary school, church and village hall and is also on the fringe of Exmoor National Park. Exmoor's natural beauty includes sweeping moors with over 1000km of footpaths, including the South West Coast Path. The nearest community shop is at Bratton Fleming around 3 miles. The regional centre of Barnstaple is around 7.5 miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and District Hospital. The market town of South Molton is around 9 miles and on the outskirts of this is the A361, which leads on in around half an hour or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over the two hours. The area is well served by excellent state and private schools, including the reputable West Buckland School just over 2 miles away. North Devon's famous coastal and surfing resorts at Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe are around half an hour by car. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This superb conversion of a former period barn, presents elevations of exposed stone and render with double glazed windows beneath a slate roof, with clay ridge tiles. We understand that the property was converted in 2020 and benefits from a 10 year 'Build Zone' new home warranty which expires in April 2030. Internally, the accommodation has a rustic theme. The 'wow' factor is the open plan reception area and kitchen at the heart of the property, with lofty vaulted ceiling, overlooked by two galleried mezzanines. The property offers scope for extensions (subject to any necessary planning permission being obtained), particularly to the rear which seems to lend itself to a conservatory/garden room extension or similar. There is also ample hard standing for vehicles/motorhome etc which also offers scope for the erection of garaging (subject to planning permission). There is an attractive courtyard to the rear of the dwelling, otherwise the gardens are arranged with ease of maintenance in mind or a blank canvas. The cottage is complemented by a large paddock, ideal for those with equestrian interests or for exercising dogs etc. Smaller properties with a reasonable acreage are a rare commodity and an early inspection is recommended to fully appreciate this delightful prospect.



ACCOMMODATION

Although there is an impressive studded arched front door into the reception area, the main access is via a half glazed stable door into ENTRANCE HALL/UTILITY ROOM with shelved corner cupboard, electric fuses, slate flooring, plumbing for dishwasher and washing machine, space for tumble dryer and fridge freezer (the current appliances are included in the sale). A staircase rises to mezzanine level (described later). OPEN PLAN RECEPTION AREA/KITCHEN this double aspect room also with Velux windows is flooded with light and features a vaulted ceiling with exposed 'A' frames, oak flooring within the reception area and slate flooring in the kitchen 'zone'. Pair of glazed French doors to rear garden, Dado panelling, display niche, feature fireplace with fitted wood burner, beam above, terracotta tiled hearth. The bespoke handmade kitchen units are in oak, topped by slate work surfaces, there are ample drawers and cupboards, 1 ½ bowl porcelain single drainer sink unit, mixer tap, freestanding electric cooker with four ring halogen hob, stainless steel and glass extractor fan above, peninsula unit with cupboards beneath. Steps down to BEDROOM 1 double aspect with feature port hole window, built in wardrobe cupboard with cupboard above and exposed Bur Oak doors. EN-SUITE SHOWER ROOM with travertine effect tiled shower cubicle, low level WC, ornate circular basin, ladder style heated towel rail/radiator, wall mirror, strip light, extractor fan. INNER LOBBY with coats cupboard under, coat hooks, staircase rising to mezzanine level described later. BEDROOM 2 another double aspect room with exposed beams, robe hooks. FAMILY BATHROOM with cast iron ball and claw footed bath, telephone style mixer tap/shower attachment, circular wash hand basin on painted wooden plinth, low level WC, two mirrors, shutters to window, shelved recess, ornate patterned Victorian style tile flooring, extractor fan. The bath is surrounded by dado panelling with slate effect toiletries shelf/recess inset. The first of the GALLERIED MEZZANINE levels is arranged as an OCCASIONAL BEDROOM 3 with pine flooring and wall light. Returning to the entrance hall/utility area an open tread staircase rises to the SECOND MEZZANINE arranged as a STUDY with shelved recess cupboard housing water cylinder, built in shelved cupboard, further built in cupboard. Both of the mezzanines look down onto the reception area below.

OUTSIDE

The property is approached from the lane via a long private driveway which terminates immediately in front of the dwelling where there is an extensive area of concrete hard standing. A well-stocked border with stone retaining wall separates the drive area from the dwelling. To the right is a CANOPIED LOG STORE. The most attractive REAR COURTYARD is gravelled on two levels, the upper level is ideal for Alfresco dining and as previously mentioned seems an ideal place to add an extension (subject to planning permission). There are a pair of outside lights. The lower level is bounded by stone walls and rustic retainers, topped by a well-stocked raised border and bounded by fencing. On the other side of the property there is a BOILER CUPBOARD housing Worcester LPG boiler for central heating and domestic hot water, also an ideal place to store wheelie bins. On the other side of the drive area and beyond it are AREAS OF GRASS, interspersed with mature trees and shrubs. A LIGHTLY WOODED AREA connects with the Paddock, which is enclosed by Devon bank and hedging, within it is a private fence ENCLOSED SPRING WATER SUPPLY which could potentially be adapted as a pond or similar. There is ample room for the construction of stabling (subject to any necessary planning permission).

SERVICES

Mains electricity and water. Drainage to a modern sewage treatment plant. Central heating by LPG with sunken tank. Underfloor heating to the ground floor. According to Ofcom standard broadband is available at the property and mobile signal is unlikely. For more information please see the Ofcom website checker.ofcom.org.uk

DIRECTIONS

Leaving Barnstaple on the Goodleigh Road, after about 2 miles, bear right signposted 'Goodleigh and Gunn'. Pass firstly through Goodleigh and then Gunn, continue in the direction of Brayford and you will eventually reach a minor crossroad at Kimland, here turn tight, proceed for a further half a mile or so and the entrance to Tossells Cottage is on the left identified by our 'For Sale' board.

WHAT3WORDS///clear.myths.awake



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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			
		66	82
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 880 sq ft / 81.7 sq m (excludes void)
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Total = 996 sq ft / 92.4 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1125006