



1, Bydown Cottages, Barn & Lodge







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Swimbridge, Barnstaple, Devon, EX32 0QD

Village amenities 1 mile. Barnstaple 5 miles. South Molton 7 miles.

An absolutely superb Edwardian property set in 0.88 acres in a beautiful south facing, unspoiled valley with two quality holiday properties.

- Built 1914
- Home with Generous Income
- 4 Bedrooms, 2 Reception Rooms & Office
- Renovated to a high standard
- Ample Parking & Garaging
- Stunning Views
- 0.88 Acres
- Two Holiday Properties, Scope to Create Further Unit Subject to Consent
- Council Tax Band D
- Freehold

Guide Price £860,000

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## SITUATION AND AMENITIES

In a favoured hamlet, close to the popular village of Swimbridge, which offers church, primary school and popular public house/restaurant. The larger village of Landkey lies about 2.5 miles away, and offers more extensive amenities as well as access to the North Devon Link Road, which leads through to Junction 27 of the M5, part of the National Motorway Network. Barnstaple is about 5 miles, and located on the banks of the Rivers Taw and Yeo, and is North Devon's regional centre, housing the area's main business, commercial, leisure and shopping venues. Exmoor and North Devon's famous coastline, offering excellent safe, sandy, surfing beaches are all easily accessible.

## DESCRIPTION

Bydown Cottage

Bydown Cottage is situated on the outskirts of Swimbridge village.

This sympathetically renovated cottage consists of four bedrooms. Three on the first floor and a 4th master suite on the second floor with en-suite walk in shower and his & her sinks. There are two well established and extremely high end holiday properties on the site providing a very generous income for potential owners. There are 6 parking bays with the property as well as the separate driveway and entrance path for the second holiday accommodation.

A beautiful secluded driveway with garden play area one side and expansive lawns the other leads you to the first of the properties' holiday cottages, timber clad with an oak balcony facing away from the main property thus offering complete privacy from the main residence. The other side houses an additional large timber clad barn which has a wood store one side and large gym the other with reaching views over the countryside and a mezzanine storage level above. The shared driveway then leads you to the parking areas and front of this pretty cottage with its oak framed front porch and porch swing. The garden is also accessed via the large oak steps towards the rear of the property, leading to the first tiered seating area. The second tier includes three raised vegetable beds, seating area and large lawn area. Wild flower banks and more oak steps divide each area and the orchard bank with mature apple trees leads up to the second holiday cottage on site, an oak framed cottage at the top of the grounds. This property has its own entrance and driveway allowing for seclusion and privacy from all other accommodation.

The main house consists of a beautiful large kitchen with centre island, a dining room with floor to ceiling storage, a living room with newly lined log burner and stunning views out over the Devon hills and a secret office. The entrance hallway leads to the winding staircase that takes you to the first floor and the first three bedrooms and family bathroom with original cast iron free standing claw foot tub and double width Belfast sink. The second staircase leads up to the second floor to the master suite which is the entire footprint of the house.

Bydown Barn

This accommodation is thoughtfully designed to offer a unique and unforgettable experience. With stunning views of the surrounding countryside, the light and airy lounge/kitchen/diner is made for relaxing. A hand-built, bespoke wooden kitchen with an electric oven and hob, fridge/freezer, and dishwasher make for a stylish space. Head up the stunning Victorian metal spiral staircase to the beautiful king-size bedroom. Completing the accommodation is an immaculate en-suite bathroom with a freestanding copper bath with a handheld mixer shower, his and her sinks, and a WC. Bi-fold doors open to the undisturbed views from the private enclosed decking which leads around to the cedar hot tub surrounded by fairy lighting and yoga area with his and her mats.

Bydown Lodge

This is a bespoke oak framed single-storey property. It houses a hand-built, open-plan oak kitchen with electric oven and hob, vintage-style Smeg fridge/freezer, and dishwasher. The lounge and dining area is open plan and leads out to bi-fold doors out onto the undisturbed countryside views beyond the decking. The bedroom area houses an impressive king-size bed and stylish en-suite bathroom with shower over the freestanding copper bath, vintage reclaimed sink and WC. Heading outside, there is enclosed and private decking area and a private cedar hot tub.

## BYDOWN COTTAGE

### GROUND FLOOR

Covered oak PORCH leading into ENTRANCE HALL window to front and side elevations, stairs off to first floor, doors off to living room and kitchen (described later), travertine tiled floor, understairs cupboard with bespoke dog bed area. LIVING ROOM fitted carpets, window to front overlooking surrounding countryside, contemporary log burner with bressumer beam above and slate hearth, feature partition wall and door leading into HOME OFFICE with bespoke built-in rustic units, window to side. DINING ROOM (also accessed from hallway), continuation of fitted carpets, bespoke furniture and space for 6/8 seater table, doorway leading into KITCHEN stable style door leading to front, travertine tiled floor, large skylight and window to front elevation, rustic style kitchen with central island and breakfast bar with electrics, side units with inset Belfast sink, stairs to first floor.





#### FIRST FLOOR

LANDING stairs to second floor. BEDROOM 2 window to side elevation with stunning countryside views, stripped floorboards which continue throughout the landing and further two bedrooms. BEDROOM 3 with window to rear, built-in storage. BEDROOM 4 with window to front elevation. FAMILY BATHROOM with roll top bath, window to front, extractor fan, WC, handmade twin sink unit with shelf above.

#### SECOND FLOOR

LANDING. MASTER SUITE/BEDROOM 1 skylights, unique trap door style feature, vaulted ceilings with exposed beams, central EN-SUITE SHOWER ROOM with bespoke double shower, twin sinks with handmade vanity unit, WC, sliding door.

#### OUTSIDE

The property is approached via a shared driveway with two other properties, ample parking for multiple vehicles. OUTBUILDING with gym, solar panels on roof, mezzanine level and potential to create further accommodation (subject to planning). Two holiday units (described later). The outside space is divided into garden 'rooms' with VEGETABLE GARDEN with raised beds, sloping banks with wild flowers. FAMILY AREA with space for outside furniture and GAMES AREA for Badminton and Croquet. FORMAL SEATING AREA.

#### SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. 7KW Solar panel system, (15 years left on current feed tariff) EV charging point. According to Ofcom ultrafast broadband is available at the property and mobile signal is likely from Vodafone and O2. For further information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

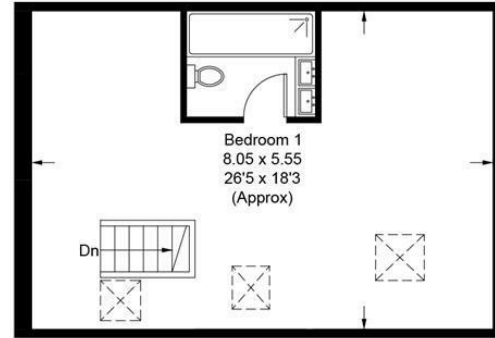
#### DIRECTIONS

From Barnstaple, join the A361 towards South Molton. After a short distance, turn right signed to Landkey. Continue through Landkey and onto Swimbridge. With the Jack Russell pub on your right, continue, proceeding up the hill for approximately half a mile. At the junction, signposted Bydown, turn right and keep right, following the country lane (Kerscott Hill) for approximately 1 mile. At the 'T' junction turn sharp left, the gated entrance to the property is immediately on the left with a nameplate clearly visible.

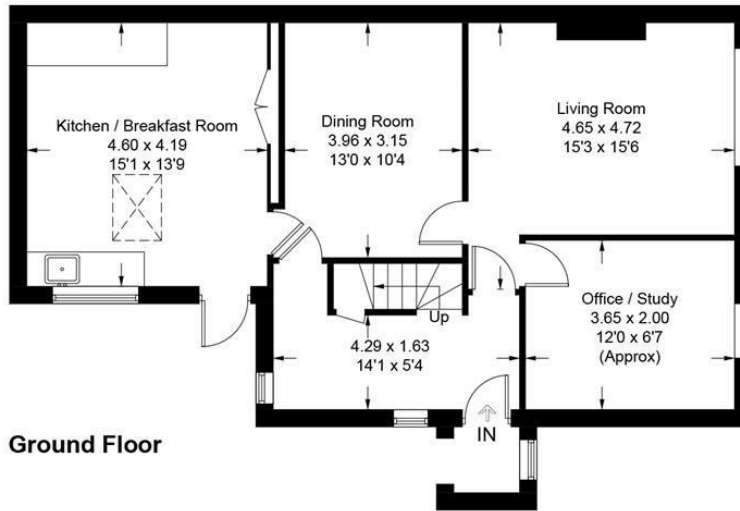
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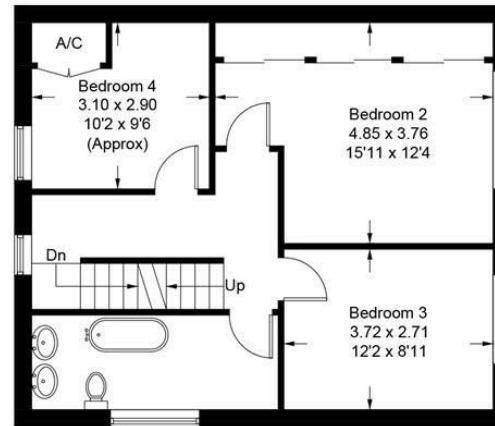
Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096678)



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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



