



Dale Cottage











# Dale Cottage

Bratton Fleming, Barnstaple, Devon, EX31 4SA

Village amenities & bus services close by. Exmoor 10 minutes. Barnstaple 15 minutes.

A particularly charming detached period village residence offering tastefully modernised & versatile accommodation

- A Detached Cottage which can be arranged either as 4 bedroom house
- Or 3 self contained elements
- Comprising; 1 Bedroom core
- 2 Bedroom Cottage Wing
- 1 Bedroom Ground Floor annexe
- All can interconnect.
- Ideal home/income.
- Large Garage + Parking
- Interesting, secluded garden
- Council Tax Bands E & A. Freehold.

Offers In Excess Of £599,950

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





**SITUATION**

Bratton Fleming provides a thriving local community, offering primary and pre-schooling, and regular bus services to both Barnstaple and Lynton. Public Schooling is available at the renowned West Buckland school, which lies around 5 miles to the South. The regional centre of Barnstaple lies around 7 miles to the West 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 11 miles South and provides local services including shops, recreational facilities, primary and secondary schooling. To the East, Exmoor National Park offers beautiful moorland scenery and many foot and bridleways, as well as the stunning North Devon coastline. Whilst to the West are the popular sandy beaches of Instow, Saunton (also a Championship Golf Course), Croyde, Putsborough and Woolacombe. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway (Junction 27), with mainline intercity rail links available at Tiverton Parkway (London Paddington in just over 2 hours). The nearest international airports are at Exeter and Bristol.

**DESCRIPTION**

Dale Cottage presents elevations of stone and painted render, with double glazed windows beneath a largely slate roof. The accommodation is mainly arranged over 2 storeys but has a single storey ANNEXE with bitumen roof. The layout is in 3 self-contained elements which can also interconnect and therefore the property would suit use as one 4 Bedroom home or dual occupation and/or home and income use. The accommodation is characterful, well presented and includes, on the GROUND FLOOR (Core): ENTRANCE HALL, SHOWER ROOM, UTILITY ROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM. FIRST FLOOR LANDING, BEDROOM, BATHROOM.

ANNEXE (Single storey): LIVING ROOM/KITCHEN, BEDROOM WITH ENSUITE SHOWER.

SELF-CONTAINED WING: GROUND FLOOR HALL, BATHROOM, SITTING/DINING ROOM, KITCHEN. First Floor Landing, 2 BEDROOMS.

Externally there is a DOUBLE DETACHED GARAGE with useful storage above, ample additional parking with space for motorhome/caravan, STONE OUTHOUSE, interesting secluded GARDENS.

This is certainly a property which needs to be viewed internally to be fully appreciated.

**GROUND FLOOR**

Front door to ENTRANCE HALL, tiled flooring, built in cloaks cupboard with cupboard above, SHOWER ROOM with tiled cubicle, low level WC, wash hand basin, heated towel rail/radiator, extractor fan, tiled floor. UTILITY AREA with space and plumbing for washing machine, space for tumble dryer with work surface above, water cylinder, space for fridge, wall cupboard, tiled floor. SITTING ROOM ornamental stone fireplace with wooden mantle, exposed stone wall, pair of French doors to DECKING/GARDEN with matching side panels allowing light to flood into the room, bringing the outside in. DINING ROOM/KITCHEN/BREAKFAST ROOM in 2 distinct zones. Within the DINING AREA there is a period fireplace with fitted wood burner, wooden mantle, natural wood work surface with drawers and cupboards beneath, terracotta tiled floor, glazed door to GARDEN, door concealing staircase rising to FIRST FLOOR. There is a perpendicular beam and peninsula separator to the KITCHEN/BREAKFAST AREA. The peninsula unit comprises: work surface/breakfast bar with storage cupboards beneath. The kitchen cupboards are in a country cream theme with wood effect work surfaces, incorporating a 1 ½ single drainer stainless steel sink unit, integral dishwasher, integral fridge, Hotpoint double oven with ceramic hob, extractor hood, fitted spice racks, interconnecting door to COTTAGE WING.

**FIRST FLOOR 1**

Landing trap to loft space. BEDROOM 1 with a range of fitted wardrobes and drawer to one wall (2 have glazed fronts and 2 have mirrored fronts). BATHROOM with wood panelled bath, telephone style mixer tap/shower attachment, low level WC, pedestal wash basin, 2 fitted mirrors, mirror-front medicine cabinet, shaver point, towel shelf.







### SINGLE STOREY ANNEXE

The SINGLE STOREY ANNEXE can be approached off the main ENTRANCE HALL or independently via a glazed door to the rear of the house, which leads directly into the LIVING ROOM/KITCHEN – a spacious double aspect room, once again in 2 distinct zones. Within the Living Area is a deep double built-in wardrobe cupboard. The KITCHEN is fitted with modern units, incorporating 1 ½ bowl stainless steel sink, adjoining work surfaces, drawers and cupboards beneath, peninsula unit, ceramic hob, integrated fridge, extractor fan. Single BEDROOM with fitted shelving, double wardrobe, SHOWER ROOM with tiled cubicle, pedestal wash basin, low level WC, tiled walls, heated towel rail/radiator, mirror-fronted medicine cabinet, extractor fan.

### 2 STOREY COTTAGE ANNEXE

The 2-storey COTTAGE ANNEXE can be approached via a side gate from the lane or from a fenced-off pathway which leads from the PARKING AREA along the bottom of the GARDEN and back up to the Wing. This has its own designated GARDEN.

GROUND FLOOR – ENTRANCE HALL with Camray oil-fired boiler for central heating and domestic hot water, overhead clothes airer. BATHROOM with panelled bath, hand held and overhead shower attachments, wash hand basin, low level WC, mirror-fronted medicine cabinet, tiled walls and floor. SITTING ROOM – a delightful period room featuring an Inglenook fireplace with fitted wood burner, stone and brick surround, beamed ceiling, quarry tiled flooring, shelved niche, fitted wall mirror. KITCHEN 2 – with a good range of modern units incorporating single drainer stainless steel sink and adjoining wood effect work surfaces, plumbing for washing machine (appliance included), fitted fridge, free-standing electric oven (appliance included), stainless steel extractor hood, wall cupboard. A doorway from the SITTING ROOM conceals the staircase rising to the 2nd FIRST FLOOR. BEDROOM 3 with fitted wardrobe cupboards incorporating hanging and shelving, trap to loft space. BEDROOM 4 with fitted shelf.

### OUTSIDE

The GARDEN for the WING is laid to lawn. There is a mature magnolia tree, the oil tank serving the entire property. The rear elevation of the house backs onto a lane. There is a trap door within the rear elevation which is a log store. Vehicular access is to the left of the dwelling, where there is a brick paved driveway, which leads down to additional parking/motorhome/caravan space to the right of the DOUBLE DETACHED GARAGE, which presents painted rendered elevations, beneath a slate roof. Power and light are connected and there is tiled flooring and storage in the eaves. This may offer potential for conversion to additional accommodation, subject to any necessary planning permission being obtained. The driveway is bounded by raised borders and there are external lights strategically positioned. A pedestrian gate leads from the lower part of the drive into the main GARDEN AREA. Immediately adjacent to the house is a STONE TERRACE and raised DECK with gallery surround. There is also an external water tap. Below is a gravelled GARDEN and areas of sweeping lawn, interspersed with mature shrubs. In the bottom corner of the garden is a stone and slate OUTHOUSE. The garden is hedge enclosed and sides onto the Village Churchyard.

### SERVICES

There is one oil-fired system for the whole property. Mains drainage, electricity and water are connected. The utilities cover the entire property except the water heater which is solely for the annexe.

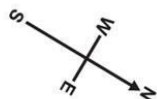
According to Ofcom, broadband is available at the property and there is limited mobile phone network coverage For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

### DIRECTIONS

what3words: hunter.firework.tornado

Approaching Bratton Fleming from Barnstaple direction, past the former sports ground on your left, start to climb the hill and turn left immediately in front of the former White Hart pub, and the entrance to the property is immediately on your left.





Approximate Area = 1819 sq ft / 168.9 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Garage = 407 sq ft / 37.8 sq m  
Total = 2265 sq ft / 210.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1198538



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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	16	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







