



The Thatched Cottage





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Venn Road, Barnstaple, Devon, EX32 0HT

Local amenities, bus services, golf course & town centre, within easy access.

A charming detached thatched period cottage in a quiet lane on the outskirts of Barnstaple

- Of 17th Century origin
- 2 Reception rooms plus study area
- Lovely contemporary kitchen
- 3 Bedrooms, bathroom & shower room
- South facing garden
- Garage & Parking
- No upward chain
- Internal inspection essential
- Council Tax Band E
- Freehold

Guide Price £425,000

## SITUATION AND AMENITIES

The property is quietly yet conveniently situated on the semi-rural outskirts of Barnstaple close to the Tarka Trail and within easy access of local amenities, Barnstaple town centre and the North Devon Link Road. Further afield, Exmoor and North Devon's famous beaches are within easy access, Junction 27 of the M5 Motorway is about 45 minutes and where Tiverton Parkway offers a fast services of trains to London Paddington in just over 2 hours.

## DESCRIPTION

Originally understood to date back to 1650 and formerly a toll house, the property was sympathetically extended around 1950 and now presents painted rendered elevations with mainly replacement double glazed leaded light style windows beneath a thatched roof, re-thatched in 2019. This quintessentially English 'chocolate box' cottage offers accommodation arranged over 2 floors which has been tastefully modernised to combine original features with 21st Century refinements. This is certainly a property that needs to be viewed internally to be fully appreciated.





## ACCOMMODATION

GROUND FLOOR. Entrance door leading into DINING ROOM, dual aspect, parquet flooring, airing cupboard/storage, exposed beams, former fireplace and bread oven, doors leading into KITCHEN with bespoke fitted kitchen with matching wall and base units with wood worktops, butler style sink with mixer tap, metro tile style splashback, range style oven, extractor hood over, space for white goods, fridge/freezer, integrated wine cooler, tiled floor, UTILITY/REAR LOBBY with door to rear courtyard area. Inner Hall of Dining Room, SHOWER ROOM tiled floor, partly tiled walls, WC, Shower, pedestal wash basin, exposed beams. LIVING ROOM with SNUG, dual aspect, engineered Oak flooring, doors leading directly into the rear garden, wood flooring, exposed beams and stone work, log burner with bressummer beam above, stairs to:

FIRST FLOOR LANDING trap to loft. BEDROOM 1 wood flooring, two double fitted wardrobes, cupboards above, secondary glazed window overlooking the garden, double aspect. BEDROOM 2 exposed floorboards, slate window seat. BEDROOM 3 exposed floorboards, double built in wardrobe. BATHROOM with ball and claw footed cast iron bath, low level WC, pedestal wash basin, tiled floor, display niche.

## SERVICES

Mains Electricity, water, gas (gas central heating/Google Nest heating controls), private drainage with new system installed in 2025. Mains electricity connection available in readiness for EV charger to be installed in the garage. According to Ofcom Superfast broadband is available in the area.

## DIRECTIONS

What3Words///pitch.woods.sooner

Leaving Barnstaple at Newport on the Landkey Road with your back to the traffic lights, continue passing over the A361 turn immediately right into Deer Park Road pass the Hospice on your right and as the lane turns to the left the property is on the corner of Venn Road and Windy Ash Hill ahead of you

## OUTSIDE

To the front of the cottage there is a paved area with retaining wall topped by a well stocked border, a side access gate leads to the rear garden where there is an extensive terrace over hung by a mature magnolia, a central path is flanked by lawns and well stocked borders. The cottage style garden is hedge and fenced enclosed, south facing and sunny. Greenhouse. There are views into the valley beyond. Below the garden is a DETACHED GARAGE and additional parking bay. To the rear of the property is a small enclosed courtyard.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





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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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

