



1 Kewsland Cottages





# 1 Kewsland

Bishops Tawton, Barnstaple, Devon EX32 0EX

Barnstaple 5 miles Chittlehampton 2.5 miles South Molton 8 miles

A charming Grade II Listed character cottage with gardens and parking, located in a peaceful, rural hamlet

- No Onward Chain
- 3 Bedrooms
- Rural Hamlet Location Adjoining Farmland
- Gardens to front and rear
- Council Tax Band C
- Grade II Listed Character Cottage
- Re-Thatched 2021
- In need of some updating
- Gated Driveway
- Freehold

Offers In Excess Of £299,950

## SITUATION AND AMENITIES

Kewsland Cottages form part of a small hamlet of properties, set in a peaceful rural location between the villages of Bishops Tawton and Chittlehampton. The regional centre of Barnstaple is within a short driving distance and offers an excellent range of amenities and commercial venues. The A361 North Devon Link Road is also within easy reach and provides excellent access to the M5 at Junction 27 to the east, where there is also a station at Tiverton Parkway on the Paddington line. The property is ideally placed to take advantage of the surrounding countryside, and the famous North Devon coastline with its sandy beaches is only a short drive away.

## DESCRIPTION

An attached period residence, understood to originate from the 16th century, is Grade II Listed as being of architectural and historical importance. The property presents painted rendered elevations with some exposed stone detailing. Improvements to the property in 2021/22 include a re-thatched roof, some replacement windows and a new private treatment plant.

The layout of the ground floor consists of a sitting room with a log burner, a kitchen/diner, a shower room with a utility area, and a cloakroom WC. Upstairs there are three bedrooms. Outside there are good-sized gardens to the front and rear, which overlook neighbouring farmland and a gated driveway. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floor plans but comprises:





## GROUND FLOOR

Stable style door leading into RECEPTION ROOM with wood effect flooring, fireplace with log burner, bread oven and Bressumer beam, exposed beams, understairs cupboard. Doors off to KITCHEN with tiled floor, door to side, fitted wall and base units, ceramic sink and drainer with mixer tap, tiled splashback, windows to front and side, vaulted ceilings with exposed beams. DOWNSTAIRS SHOWER ROOM with window to rear, tiled shower, tiled floor, built-in cupboards, space for white goods, vanity hand wash basin, separate WC.

## FIRST FLOOR

LANDING loft access via hatch. BEDROOM 1 window to front, built-in wardrobes. BEDROOM 2 window to side. BEDROOM 3 window to side.

## OUTSIDE

The property is accessed via a shared driveway with gated access onto private parking and driveway. Lawned GARDEN to front and rear.

## SERVICES

Mains electricity. Private water and drainage system (private treatment plant installed 2022). Oil fired central heating via radiators with outside boiler.

According to Ofcom standard broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For further information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## 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).

## DIRECTIONS

What3Words: ///comply.replenish.messing

From Barnstaple take the A377 south out of the town towards Bishops Tawton. Continue through the village and after about one mile, as the road bears to the right, turn left before New Bridge, onto a country lane that leads past the rear of a pair of cottages. Continue on this lane for a short distance, keeping right at the fork. Stay on this lane for about 1.8 miles, ignore the turning to Yeo Town, and turn next right, at Hill Cross, towards Kewsland/Emmett. After a further half mile or so the property will be found on the left hand side as the innermost of the two cottages.

Alternatively, from South Molton take the B3227 out of the town towards Umberleigh. About one mile to the north east of Umberleigh take the right turn to Watergate. Stay on this lane for about one third of a mile and turn left at Watergate Cross. After a further third of a mile at Hawkridge Cross turn right signposted Hannaford and Emmett. Stay on this lane for about one mile and Kewsland Cottages are on the right.



Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

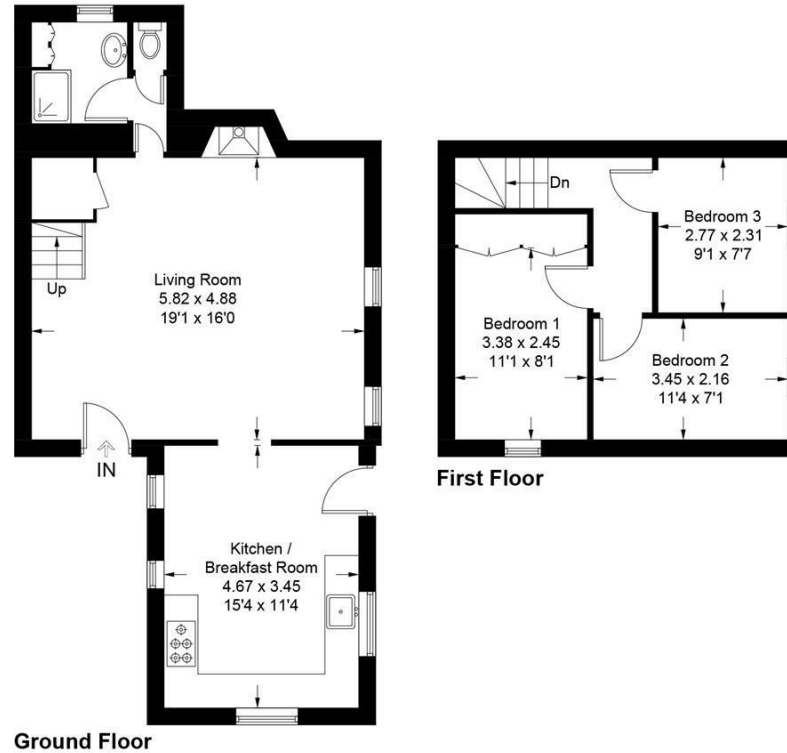


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170573)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(34-48)	D	58	64
(19-33)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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