



Shorts Cottage



STAGS

Shorts Cottage

Tawstock, Barnstaple, Devon, EX31 3HZ

Barnstaple 3 miles / Beaches 25 mins

A wonderful cottage which has undergone extensive restoration set in a timeless hamlet with fine countryside views

- Stunning cottage
- Wonderfully south facing garden
- Set in a timeless hamlet
- Freehold
- Stylishly renovated
- Off road parking
- Close to town, countryside and coast
- Council tax band D

Guide Price £590,000

SITUATION

The property enjoys the best of both worlds, set in a timeless and tranquil rural hamlet, yet is within easy reach of the regional centre of Barnstaple which is located on the banks of the River Taw and Yeo, Barnstaple houses the main business, commercial, leisure and shopping venues. The North Devon Leisure Centre provides many indoor pursuits and the Tarka Tennis Centre is one of the country's premier tennis facilities. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand, including golf at Saunton, Ilfracombe, Landkey and Westward Ho! North Devon's rugged coastline, including the popular resorts of Instow, Appledore, Croyde and Woolacombe are all within half an hour's drive, as is Exmoor. The Tarka Trail is within walking distance. The Link Road can be accessed leading on to Junction 27 of the M5 Motorway in about 1 hour. Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

DESCRIPTION

Shorts Cottage is a wonderful Grade II Listed period cottage which has undergone extensive restoration in recent years and has been sympathetically and meticulously renovated, resulting in an exceptional yet traditional period home with stylish accommodation spread over two floors and bespoke high-quality finishes that blend seamlessly with many restored period features. Externally the cottage includes a stunning private South-facing garden with fine uninterrupted countryside views and to the front is off-road parking for two vehicles. This quintessential Devon cottage is perfect for anyone seeking a property with a sense of complete tranquillity and is considered ideal as a principal residence, second home or holiday rental. This is certainly a property that needs to be viewed internally to be fully appreciated.



ACCOMMODATION

A eye caching period oak door takes you into the dual aspect sitting room with engineered oak flooring, window seat, exposed painted beams and fireplace with wood burner. The family room/dining room is a dual aspect, versatile room with stairs to first floor. To the rear of the house is the kitchen/dining room with space for dining table, solid wood fitted units, inset ceramic sink, Belling 7 hob main gas range with extractor fan over and integrated dishwasher and fridge. Form here you step into the conservatory which benefits from fine views to the garden and surrounding countryside and with access into the garden. The utility room includes a slate floor, built in units with oak worktops, stone sink with mixer tap and space and plumbing for white goods and integrated fridge. Steps take you down into the stylish Wet Room which is fully tiled and with door to garden, walk in shower area with rain head shower and side screen. WC and hand wash basin.

On the first floor are three dual aspect double rooms enjoying fine views with the principle benefiting from built-in triple wardrobes. The wonderful family bathroom includes a wet room style walk-in shower, tiled floors and walls, WC, handwash basin with vanity unit and mirror above with shaving point.

OUTSIDE

The gardens really do compliment the house and feature an assortment of colourful plants and shrubs. The raised decked area is perfect for outdoor dining and enjoys glorious views over the garden and across the valley, while there is also space for seating to the top of the garden and concrete base for hot tub. There is also a very useful timber workshop with power and lighting - ideal for bikes, surfboards etc.

To the front there are raised beds, pedestrian gate to front door and off-road parking for two vehicles.

SERVICES

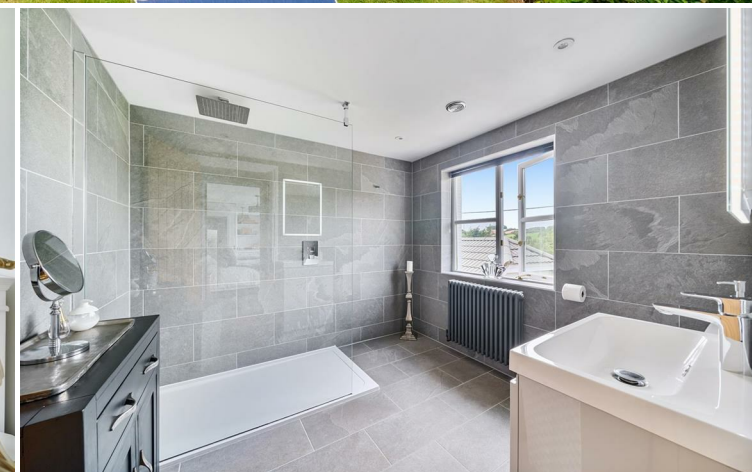
Mains water, electric and gas central heating.

Private drainage.

Grade II listed

Stone & Cob construction under tiled roof

*Hot tub available by separate negotiation.



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.



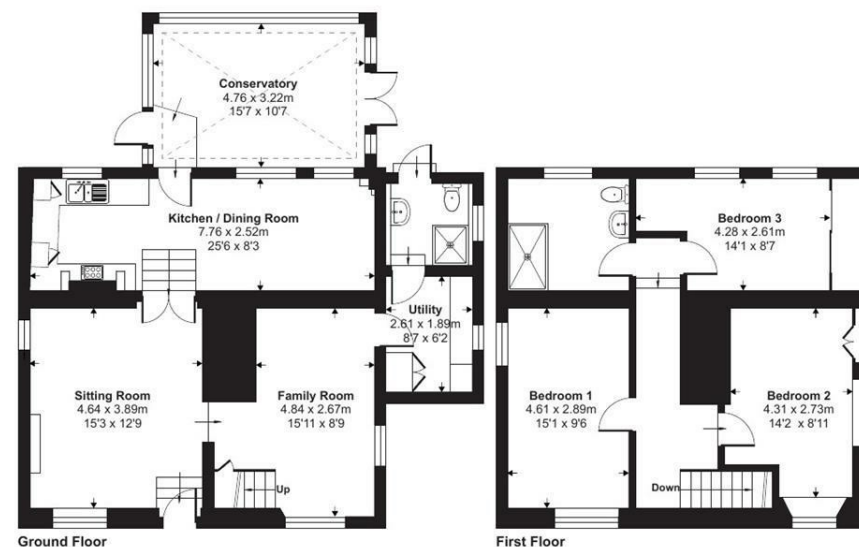
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Approximate Area = 1547 sq ft / 143.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1327819



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