



The Lodge



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Tawstock, Barnstaple, Devon, EX31 3HZ

Barnstaple 3 miles / Beaches 30 mins

A tastefully modernised Grade II listed cottage in sought after village location

- Early 19th Century/Grade II Listed
- Successful Holiday Let
- 26'11" Open Plan Living Space
- Detached outbuilding with potential.
- Extremely well presented
- No Onward Chain
- Pretty Cottage Gardens
- Parking for 2/3 vehicles
- Business Rated
- Freehold

Guide Price £350,000

SITUATION AND AMENITIES

In terms of location, The Lodge enjoys the best of all worlds, being set within a timeless and tranquil village, with pleasant views over adjoining gardens, towards open countryside yet, Barnstaple is about 10 minutes by car, the Coast and Exmoor about 30 minutes and Junction 27 of the M5 less than an hour.

DESCRIPTION

A particularly charming detached period cottage which presents part painted rendered and part stone elevations, with gothic style arched windows beneath a thatched roof. The property is Grade II Listed, as being of architectural and historical interest, and is the quintessential 'chocolate box', English thatched country cottage. The property has been the subject of extensive renovation within recent years, which has been sympathetically and tastefully undertaken to a high standard using quality materials and fittings. The accommodation is arranged over two floors and includes, at Entrance Level; Open Plan Sitting/Dining Room/Kitchen. At Garden Level; Lower Hall, Double Bedroom, Bathroom. Externally there is a detached laundry room [with potential to convert to separate bedroom en suite, subject to consent] adjoining tool store, gazebo, roof terrace/balcony, parking for 2/3 vehicles and landscaped, secluded cottage gardens.

The property is considered ideal as main home, second home, holiday let and is an estate agent's dream - conjuring up all those well used favourite descriptions such as; enchanting, exquisite, idyllic, picturesque etc.



ACCOMMODATION

Stable style entrance door leading into triple aspect open-plan LIVING/DINING/KITCHEN ROOM Arched windows overlooking the Cottage style GARDEN, exposed floorboards, log burner on slate hearth, exposed beams. KITCHEN AREA with wooden worktops, ceramic sink and drainer with mixer tap, integrated electric Zanussi oven and hob with extractor over, fridge and slimline dishwasher, tiled splashback.

Carpeted stairs lead down to LOWER GROUND FLOOR, cupboard housing electric boiler and hot water tank, wood effect vinyl flooring, understairs cupboard. BATHROOM with panelled bath and shower over, WC, pedestal wash basin, heated towel rail, extractor fan. DOUBLE BEDROOM with bespoke roof light and door leading out to GARDEN.

OUTSIDE

Gravelled driveway with parking for 2/3 vehicles, thatch covered porch, gated access to GARDEN with meandering pathway, lawned garden with stocked borders, with a plethora of plants and shrubs, GARDEN SHED (13.45ft x 6.65ft) and separate STORE, covered SEATING AREA and additional RAISED TERRACE overlooking garden, with power and light.

SERVICES

Mains water, electricity, electric heating, private drainage.

According to Ofcom, ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks outdoors. For more information please see the Ofcom website: <https://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.

DIRECTIONS

What3Words: ///exams.dame.rocket

Leaving Barnstaple via the square proceed over the long bridge, continue straight across at the Stones Roundabout in the direction of Bideford and as you climb the hill towards Sticklepath take the left hand turn after the pedestrian crossing signposted Tawstock and Lake. Follow the road to the hamlet of Lake and continue for approximately 1 mile, through the tunnel, as you proceed down the hill the property can be found on the right hand side.



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) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		2
(1-20) G		
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

