



Summer Cottage



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1 Downrew Cottages, Bishops Tawton, EX32 0DY

A wonderful Grade II listed period cottage enjoying a quiet and rural position

- Wonderful rural position
- Off road parking
- Stylish interior
- Freehold
- Fine countryside views
- Private gardens
- No onward chain
- Council tax band B

Guide Price £495,000

SITUATION

The property is situated in a quiet and rural location near the top of Codden Hill with wonderful countryside views, yet within ten minutes drive of Barnstaple. The Village of Bishops Tawton includes a primary school, period inn and regular bus service into Barnstaple, place of worship and village hall. There are direct walks from the property to Codden Hill, with access to many fine walks in the district from the village itself including the Tarka Trail. Bishops Tawton is regarded as a popular village location to live giving its close proximity to Barnstaple of about 2 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues. The town is well known for its exclusive range of outlets including all of the high street favourites as well as a diverse selection of local stores and the renowned Pannier Market. North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre both in Barnstaple. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access as are the sandy surfing beaches at Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe.



DESCRIPTION

Summer Cottage is a wonderful Grade II listed period cottage dating back to the early 16th Century, which has undergone extensive restoration and has been sympathetically renovated and extended, resulting in a traditional period home with stylish accommodation spread over two floors and bespoke finishes that blend seamlessly with many restored period features. Externally the property includes a level garden, fine views and off-road parking. This is certainly a property that needs to be seen to be fully appreciated.

ACCOMMODATION

The accommodation exudes charm and elegance at every turn, with a jaw-dropping aesthetic that's both inviting and refined. A storm porch with front door leads into kitchen/diner which includes a range of quality bespoke units with quartz worktops, built in appliances, Rangemaster with induction hob and inset sink with instant boiling water tap. The whole space includes Herringbone oak effect flooring with underfloor heating underneath, stunning exposed beams, built in seating and wood burner. The snug includes slate flooring, with access to the utility area and the wonderful lounge/sun room which includes high ceilings, exposed stone, wood burner and French doors to the garden. A brilliant and versatile space which could be used in a number of ways. Finishing off the ground floor accommodation is a WC with sink.

Upstairs there are three bedrooms with the principal bedrooms enjoying a vaulted ceiling, exposed beams, built in wardrobes and stunning views of the surrounding countryside. The family bathroom includes exposed wooden flooring, a side panel bath with shower above, wc and sink.

OUTSIDE

To the front is off road parking for 2 vehicles with a possible third parking space via a five bar gate adjoining the garden.

The garden is to the front and both sides of the property. To one side is a South-facing patio terrace, perfect for alfresco dining and enjoying those fine views, level lawn and raised beds with a range of shrubs, plants, and fruit trees. There is also a garden shed with power connected. The other side of the garden includes a pedestrian gate to the road/parking, area of lawn, raised sleepers and steps with a gravelled path which leads to the lounge/sun room.

SERVICES

Mains electricity and water
Private drainage
Oil fired central heating
Grade II listed
Stone & Cob construction
Slate roof

DIRECTIONS

What3words: //invents.baguette.sweetly



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Approximate Area = 1187 sq ft / 110.3 sq m

For identification only - Not to scale



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