



Biddendon Cottage



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Tawstock, Barnstaple, Devon, EX31 3HZ

A charming Grade II Listed cottage with a studio & outbuildings in a sought-after village

- Delightful period property
- Impressive detached studio/garaging
- Hamlet location
- Character features
- Off road parking
- Private garden
- Freehold
- Council Tax Band E

Guide Price £550,000

SITUATION & AMENITIES

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 Tarka 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 hours 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

A delightful Grade II Listed part-thatched cottage with an impressive detached two-storey oak framed studio, private garden and off-road parking, set in a timeless and tranquil rural hamlet.



ACCOMMODATION

A thatched storm porch leads into the spacious entrance hall with wooden flooring, fireplace with wood burner and space for coats boots etc. The sitting room is dual aspect with woodburner and with door out to the road. The dining room could be used as an additional sitting room, office, study or bedroom etc. The kitchen/diner is an impressive space and boasts a vaulted ceiling with exposed beams, flagstone flooring and a range of modern fitted kitchen units, integrated appliances and Rangemaster stove. Door to front courtyard garden. Attached is the utility room with plumbing for white goods and shower room with WC.

The First Floor includes three double bedrooms and family bathroom which includes a bath, shower, WC and sink.

THE STUDIO

An impressive two-story oak framed studio/garage with oak doors to the front, an abundance of glazing with views to the garden, concrete flooring, separate storage space, access to small courtyard and oak staircase to the games room with Velux windows. Water and electricity are connected.

OUTSIDE

To the front is off road parking for a number of vehicles which leads to the studio and rear garden which is very private, South-facing and enjoys wonderful views of the surrounding countryside. There is also a number of useful small stone outbuildings used for storage and wood store. An additional courtyard garden can be found to the front and is a peaceful place to sit and has been planted with mature trees and shrubs.

SERVICES

Mains water, gas and electric
Gas central heating
Private drainage
Solar panels on the studio roof
Grade II Listed
Stone, Cob & Brick construction
Thatched & Slate roof



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			82
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

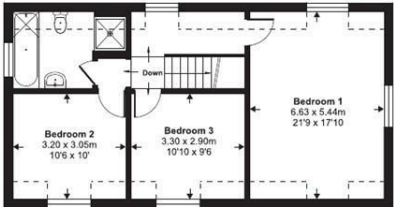
barnstaple@stags.co.uk
01271 322833

Denotes restricted
head height

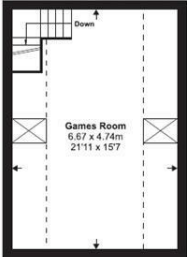


Approximate Area = 1389 sq ft / 129 sq m
Limited Use Area(s) = 229 sq ft / 21.2 sq m
Studio = 721 sq ft / 66.9 sq m
Outbuildings = 214 sq ft / 19.8 sq m
Total = 2553 sq ft / 237 sq m

For identification only - Not to scale



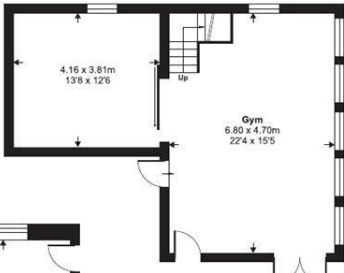
First Floor



Studio First Floor



Ground Floor



Studio Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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