

GROUND FLOOR

1ST FLOOR



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## 3 Bed House

Otter Cottage Stoke Rivers, Barnstaple, EX32 7LD

Asking Price

**£425,000**

- Delightful and Quiet Hamlet
- Spacious Family Living
- Generous Size Plot
- No Ongoing Chain
- Ample Off Road Parking
- Converted Garage

## Directions

From Barnstaple Inner Relief Road take the right hand turning signposted Goodleigh and Bratton Fleming, continuing out of the town following this road enjoying a scenic route driving through Snapper and after approximately four miles take the right hand turning signposted Stoke Rivers. Following this road and upon reaching the telephone box take the left hand turning where Otter Cottage will be situated a short distance along on the left hand side with nameplate clearly displayed.

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## Room list:

**Entrance Porch**

**Entrance Hall**

**Sitting Room**

5.40 x 3.87 (17'8" x 12'8")

**Kitchen/Breakfast Room**

5.40 x 3.34 (17'8" x 10'11")

**Utility Room**

3.22 x 3.34 max (10'6" x 10'11" max)

**WC**

**Bedroom 1**

4.06 max x 3.40 max (13'3" max x 11'1" max)

**En-Suite Shower Room**

**Bedroom 2**

3.71 x 2.76 (12'2" x 9'0")

**Bedroom 3**

3.09 x 2.72 (10'1" x 8'11")

**Bathroom**

2.77 x 2.11 (9'1" x 6'11")

**Detached Converted Garage**

5.49m x 3.18m (18'0" x 10'5")

## Overview

Constructed in the early 2000's, Otter Cottage is a thoughtfully designed three-bedroom detached home, created with family life in mind. Offering generous, well-balanced accommodation throughout, the property combines comfort, practicality and a warm sense of individuality, resulting in a home that feels both spacious and welcoming from the moment you step inside.

A covered entrance porch with slate flooring leads into a spacious reception hall where the staircase rises to a gallery-style first-floor landing, an attractive and versatile space with natural light from both front and side windows and large enough to offer potential for conversion into an additional bedroom or study, should the need arise. The sitting room is a beautifully proportioned dual-aspect room, filled with natural light from windows overlooking the front and side elevations. It is an inviting space ideal for relaxed evenings or gathering with family and friends. At the heart of the home lies the kitchen/breakfast room, another bright dual-aspect space with French doors opening to the side. Fitted with a modern range of cabinets and generous work surfaces, it offers both practicality and style, with ample room for everyday dining. Underfloor heating adds a subtle touch of comfort underfoot, making it a particularly welcoming space year-round. Adjacent is utility area with additional work surfaces and appliance space, housing the boiler. A ground floor cloakroom completes the downstairs accommodation. Both areas benefit from underfloor heating and thoughtful finishes that enhance daily living.

Upstairs there are three generous bedrooms. Bedroom one has a walk-in wardrobe providing excellent storage, while the en-suite shower room is neatly appointed with a white suite and full tiling. Two further double bedrooms overlook the rear, both enjoying charming views towards the village church. The family bathroom features a four-piece suite, including both bath and separate shower.

Living in Stoke Rivers offers a gentle pace of life that feels increasingly rare. Tucked into the rolling North Devon countryside, the village has a quiet charm shaped by open fields, winding lanes and the soft sound of the River Taw nearby. There's a genuine sense of community here — neighbours know one another, the church sits at the heart of village life, and everyday moments feel unhurried and grounded. Morning walks reveal far-reaching views across green hills, while evenings bring dark, star-filled skies and a deep sense of calm. Yet despite its peaceful setting, Stoke Rivers is only a short drive from Barnstaple, making it easy to balance rural tranquillity with access to shops, schools and coastal adventures. It's a place where life feels simpler, closer to nature, and quietly rewarding.

## Outside

The front approach offers a generous gravelled driveway with parking for several vehicles, creating an immediate sense of space. A paved patio sits to one side, while a pathway neatly wraps around the property. To the front side is the converted detached garage which can be used in a variety of ways such as a study or home gym.

At the rear, the garden has been thoughtfully designed for low maintenance, laid mainly with paved patio ideal for pots, planters and hanging baskets giving an easy-to-manage outdoor space ready to be personalised and enjoyed.



## Services

Mains water & drainage. Oil fired c/h

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

