

GROUND FLOOR



1ST FLOOR



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4 Bed Cottage Within 1/3 Acre Plot

2 Venn Cottages Harracott, Barnstaple, EX31 3JU

Guide Price

£385,000

- Solar Panels
- 1/3 Acre Plot
- Character Features Throughout
- Rural Village Location
- Surrounding Countryside
- Single Garage & Workshop

Directions

Head out of Barnstaple via the Bishops Tawton Rd, continue through the village. Head along for the A377 for just under 4 miles to Chapelton. Take a right hand turn at Chapelton Cross. Follow the road for just over a mile, once you reach Ensis Farm Holiday Cottages, take a right hand turn at the cross roads. 2 Venn Cottages will be situated on your left.

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or email barnstaple@phillipsland.com

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Overview

Upon entry, a welcoming porch offers a practical space for coats and shoes, opening into the heart of the home – a cosy dining room featuring an original inglenook fireplace with a solid fuel burner, adding warmth and a sense of history. From here, step into the comfortable sitting room, also benefitting from a fireplace with log burner, perfect for cosy evenings.

To the rear of the cottage is the well-appointed kitchen, boasting generous cupboard space, a 4-ring gas hob, and a sink with drainer, all complemented by a handy utility room for additional practicality.

The ground floor also hosts a three-piece bathroom suite with WC, bath, and vanity sink, alongside a separate cloakroom WC, offering flexibility for family life and guests alike.

Upstairs, the layout is cleverly divided via two staircases. The main staircase leads to three bedrooms – two spacious doubles and a comfortable single, all enhanced with built-in wardrobes for ample storage.

The second staircase leads to a generous guest bedroom, a beautifully unique space with vaulted ceilings and plenty of room for freestanding furniture – perfect for visitors or use as a tranquil home office or studio.

Additional information:
Electric Bill varies between £100-£200 per annum due to PV tariff payments.

Services

Mains Electric & Water
Septic Tank
Oil Fired C/H
LPG Gas

Council Tax band
C

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Outside

The exterior of this charming Harracott cottage is just as appealing as its interior, offering a thoughtfully laid-out and generously sized outdoor area that caters to both practical needs and a love of nature.

To the front of the property, you'll find two convenient off-road parking spaces, ensuring easy access for residents and visitors alike. There's also access to a large store/workshop, perfect for hobbies, storage, or even potential conversion (STPP). A single garage, currently utilised as a log store and additional workshop, provides further versatile space.

To the side of the home, a sunny patio area offers the perfect spot for outdoor dining or simply relaxing with a morning coffee, comfortably accommodating a table and chairs.

A paved pathway winds its way to the main garden, beautifully bordered with a variety of established trees, shrubs, and flowering plants. The garden opens up into a private space, cultivated by the current owners. Here you'll discover an array of fruit trees and bushes, multiple vegetable patches, and a tranquil pond that attracts local wildlife, creating a peaceful retreat. Garden sheds provide additional storage and support for gardening needs.

This exceptional outdoor space truly enhances the lifestyle this cottage offers—whether you're a keen gardener, a nature lover, or simply seeking a serene setting to enjoy the outdoors.



Room list:

Front Porch
1.20m x 2.07m (3'11" x 6'9")

Dining Room
4.26m x 4.23m (13'11" x 13'10")

Living Room
4.26m x 3.43m (13'11" x 11'3")

Kitchen
2.14m x 3.37m (7'0" x 11'0")

Bathroom
2.18m x 2.80m (7'1" x 9'2")

WC
0.86m x 2.01m (2'9" x 6'7")

Bedroom 1
4.32m x 3.00m (14'2" x 9'10")

Bedroom 2
2.23m x 3.05m (7'3" x 10'0")

Bedroom 3
1.98m x 3.26m (6'5" x 10'8")

Rear Porch
1.18m x 2.19m (3'10" x 7'2")

Utility Room
2.14m x 2.34m (7'0" x 7'8")

Guest Bedroom
4,33m x 3,22m (13'1",108'3" x 9'10",72'2")

Store/Workshop

Single Garage