



Bodley Cottage



Bodley Cottage

Parracombe, Barnstaple, EX31 4PR

On high ground enjoying fine views over the village/Exmoor, in a 'no through' lane & within walking distance of local amenities

A particularly charming detached character cottage enjoying a quiet location with fine views of the surrounding countryside

- Stunning location
- 3 Bedrooms & 2 Receptions
- Could suit dual occupation
- Countryside views
- Freehold
- Period Cottage
- 3 Bathrooms
- Outbuildings, Barn & Stables
- Gardens & Land of around 3.3 acres
- Council Tax Band G

Guide Price £685,000

SITUATION & AMENITIES

In timeless and tranquil rural surroundings, at the end of a no through road, on the edge of the small village of Parracombe, which in itself is within Exmoor National Park. The village offers community facilities, including a community owned and run general store and café, primary school, village hall and character inn/restaurant. The coast is also nearby at Woody Bay as well as at the twin towns of Lynton and Lynmouth which provide excellent local facilities with primary school, many shops, health centre and host of other amenities. Lynmouth is where Exmoor meets the sea and boasts a breathtaking harbour. There are also many scenic walks and rides via the footpath and bridleway - literally from the doorstep. The property is within easy reach of both Barnstaple and Minehead - principal towns in the area which provide extensive facilities. The A361 North Devon Link Road is also easily accessible and leads on to Jct.27 of the M5 Motorway where Tiverton Parkway offers a fast service of trains to London, Paddington, in just over 2 hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all within easy access.



DESCRIPTION

A particularly charming detached character cottage, Bodley Cottage presents elevations of painted stone and part tile-hung sections beneath a slate roof. We understand the original core of the property dates from 1604, with later additions being added in 1840 and 1900 which enhance the accommodation over time. The most recent extension was the Garden Room - added within the last 20 years. Internally, the property reflects the character of the eras it has passed through, combining many original features with thoughtful 21st Century refinements. One wing was previously utilised as a self-contained unit, offering excellent potential for in law accommodation or multi generational living.

Externally, the property enjoys a peaceful, quiet location with wonderful far reaching views across the surrounding countryside, creating a real sense of seclusion and rural calm. The grounds include a range of outbuildings including 2 stables, 1 loose box/store within the barn with a partitioned area for horses to shelter when turned out in the field, hay store, barn space (large enough for tractor or horse trailer), additional parking, a double carport, and mature stream-bordered gardens, including a walled garden and pasture. In all, the land amounts to approximately 3.3 acres, providing an idyllic setting for those seeking privacy, space, and natural beauty.

ACCOMMODATION

The front door opens into the entrance hall, with a cloakroom/utility room off to one side featuring stone flagged flooring, with plumbing for a washing machine, a Belfast sink, low level WC, wall cupboards and a built-in shelved cupboard. The sitting/dining room is an original period space with an inglenook fireplace and fitted wood burner, an exposed stone wall, beamed ceiling, two shelved display niches in the dining area, a cupboard under the stairs, a glazed door to the garden and a staircase rising to the first floor. The drawing room includes a Victorian-style fireplace with fitted wood burner and slate hearth, a cupboard under the stairs and a glazed door leading into the garden room, which has a wooden frame with double glazed units, a solid roof, slate flooring, French doors to the garden and enjoys lovely views. A shower room with tiled cubicle, pedestal basin and low level WC sits nearby as well as a utility room (this could be utilised as a secure tack room) and door to garden via a slate roofed porch/boot room. There is a further door that leads through the passageway/enclosed courtyard giving access to the outbuildings and beyond. The kitchen/breakfast room is a charming rustic space with a 1½ bowl porcelain sink, slate work surfaces with cupboards and drawers above and below, an electric fired Aga for cooking, Bosch ceramic hob, plumbing for a dishwasher and a glazed door to the garden; at the opposite end is a wood burner set within a stone fireplace with cupboards to either side, and slate flooring throughout. On the First Floor, the main landing - which could be utilised as a study area - includes a wc with shower and sink. Bedroom one has a period fireplace and an en-suite bathroom with an acrylic ball and claw footed bath, pedestal wash basin and a full wall of airing cupboards. Bedroom two features a period fireplace, built-in wardrobe and radiator. A secondary staircase rises from the drawing room to Bedroom three, a double aspect room with a period fireplace and fine views across Exmoor, radiator, acrylic ball and claw fitted bath within the room as well as pedestal wash basin.

OUTSIDE

To the front, the property is approached through a pair of wrought iron gates and then wooden doors that open into a sheltered courtyard, with 3 stores which could be used as workshops. Behind the house, a five bar gate leads into a further yard with a timber and slate roof double car port, alongside a pair of timber stables. A covered walkway connects through to a barn of stone and timber construction which provides direct access into the land, with a hay store positioned close by. The land itself can also be reached independently via an adjoining green lane and consists of gently sloping pasture enclosed by stock proof fencing. Wonderful views can be enjoyed from here. The gardens lie mainly to the front and left of the property. From the lane, a pedestrian gate opens into the formal walled garden, where stone paths weave between well stocked flower beds, borders and lawn, all framed by mature shrubs and trees. A terrace offers an inviting space for al fresco dining, while stone steps lead down to a sweeping lower lawn with additional five bar gated access from a neighbouring lane. Adjacent is a mature well-stocked fruit and vegetable garden with access to the land and barn. There are two cherry trees and a fig tree, as well as soft fruit bushes. The garden is bordered by a stream creating a tranquil and beautifully contained outdoor setting.

SERVICES

Mains drainage and electricity.
Private borehole water supply
Oil fired central heating and hot water. Immersion heater.



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.



Approx. Gross Internal Floor Area = 209.5 Sq Metres 2256 Sq Ft

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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