Collyers
PROPERTIES

Primrose Bank , Barnstaple, EX31 4EY

£340,000

No onward chain. Enjoying breathtaking rural views, Primrose Bank Cottage is a charming two-bedroom home set in the heart of the Devon countryside. With beamed ceilings, an inglenook fireplace and two-thirds of an acre of gardens, woodland and outbuildings, it combines character and tranquillity with excellent potential to extend (STPP).

Description

Primrose Bank is a charming two-bedroom cottage set in the heart of the Devon countryside, full of traditional character and original features including beamed ceilings and a delightful inglenook fireplace.

The ground floor offers a spacious living/dining room with exposed beams, slate flooring and feature fireplace, together with a well-equipped kitchen. Upstairs, there are two double bedrooms enjoying far-reaching countryside views, along with a modern bathroom fitted with a three-piece suite.

Outside, the cottage is approached via off-road parking and sits within approximately two-thirds of an acre of beautifully maintained gardens. These include sweeping lawns, an elevated decking area perfect for entertaining, and 2 outbuildings that take full advantage of the panoramic views. The garden also features a section of woodland and an array of mature herbaceous plants and shrubs.

The property also offers excellent scope for extension, subject to the necessary planning consents (planning was granted in principle when last purchased), making it an exciting opportunity for buyers seeking a countryside retreat with further potential.

Lounge/Dining Room 21'5" x 10'11" (6.55 x 3.35)

Kitchen 10'11" x 5'4" (3.33 x 1.63)

Bedroom 1 10'11" x 11'8" (3.35 x 3.56)

Bedroom 2 10'5" x 7'1" (3.20 x 2.18)

Bathroom 7'6" x 5'6" (2.29 x 1.68)

Gardens / Parking

The property benefits from a two third of an acre plot consisting of large lawned area with range of broad leaf trees and path leading to elevated decking area commanding stunning views across

surrounding countryside. There is also a range of outbuildings and large wooded coppice area. There is also off road parking for 2 cars.

Information

Age - 1900
Tenure - Freehold
Heating - LPG Heating and Water
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band C
EPC Rating - D
Nearest Town - Barnstaple 4.5 miles
Nearest Bus Stop - Muddiford Inn - 1 minute walk
Seller's position - No onward chain

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

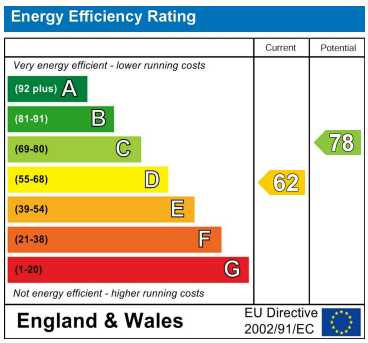
AML (Anti-Money Laundering)

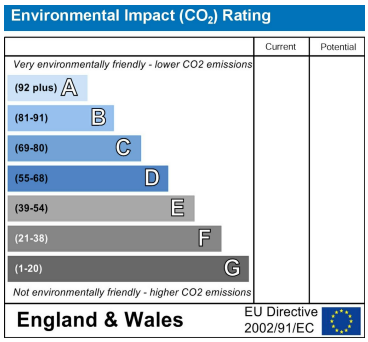
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan

Area Map

Energy Efficiency Graph





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