



Rectory Cottage







Rectory Cottage

Kentisbury, Barnstaple, Devon, EX31 4ND

Village amenities close by - including Kentisbury Grange restaurant. Exmoor 5 minutes. The Coast 10 minutes. Barnstaple 20 minutes

An absolutely immaculate & tastefully modernised detached period residence, set in 5.5 acres of garden & pasture close to West Exmoor

- Hall, Cloakroom, Utility Room
- Kitchen/Breakfast Room
- Studio Annexe; Bed/Sit, Kitchenette, Shower
- 5 Acre Pasture Field
- Council Tax Band F
- Sitting Room, Dining Room
- 4 Bedrooms & 2 Bathrooms
- Landscaped gardens
- Internal Inspection Essential
- Freehold

Offers In Excess Of £799,950

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION & AMENITIES

The property is situated on the outskirts of the village, adjoining open farmland with fine views into the valley below. The village offers junior school, church and village hall, with various activities. Less than a mile away is Kentisbury Grange – a luxury hotel with an award-winning restaurant. A daily bus service runs to Barnstaple (about 9 miles away), which as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. The North Devon coastline with its spectacular scenery, stunning sandy beaches and wide range of recreational activities is conveniently located, with Combe Martin only 4 miles away. The surfing beaches at Croyde, Woolacombe, Putsborough and Saunton (also with Championship Golf Course) are a little further afield. The Exmoor National Park boundary is very close by, and the twin towns of Lynton and Lynmouth – also on the coast – are within easy motoring distance. Access to the North Devon Link Road (A361) is at South Molton, leading to Jct.27 of the M5 Motorway and Tiverton Parkway station which provides a direct high-speed train service to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by excellent state and private schools, including the reputable West Buckland school which has local pick-up points.

DESCRIPTION

Rectory Cottage has been the subject of extensive modernisation and improvement since the current vendors purchased the property in 2020. The property presents elevations of painted render and notable improvements since 2020 include new double glazed oak framed windows and a new slate roof with new cast iron gutters and downpipes. Apart from the structural refinements, the property has been re-wired, re-plumbed (including new central heating system) and a new kitchen, bathrooms and utility room, new oak staircase and oak flooring throughout the First Floor, with new limestone flooring installed throughout the Ground Floor. The property has also been newly decorated throughout. A detached garage and studio unit have been built, along with landscaping of the gardens. A new septic tank was also installed. The list goes on! The accommodation is beautifully presented and combines period features with quality 21st Century refinements. Externally the detached garage building incorporates a self-contained studio/office/occasional bedroom 5, with a kitchen area and ensuite shower room. There is extensive parking, formal gardens, a 5-acre pasture field with separate access, and a container with planning consent and scope as a camping field, for horses, to run dogs or for the Good Life, etc. This is certainly a property which needs to be viewed internally to be fully appreciated.

ACCOMMODATION

Half-glazed front door to ENTRANCE HALL walk-in shelved pantry. SHOWER/CLOAKROOM tiled shower cubicle, wash hand basin, low level wc, shelved recess, extractor fan. UTILITY ROOM Belfast sink with cupboard beneath, adjoining work surface, space and plumbing for washing machine with stacked tumble dryer above. PLANT ROOM with Ideal calor gas-fired boiler for central heating and domestic hot water. KITCHEN/BREAKFAST ROOM fitted with an excellent range of oak units topped in polished granite, Belfast sinks, space and plumbing for dishwasher (appliance included), oak double larder cupboard, recess for American-style fridge/freezer, fireplace recess with oak trim housing Rangemaster electric oven and induction hob, tiled surround, space for breakfast table, oak meter cupboard, half-glazed door to TERRACE and GARDEN. DINING ROOM. SITTING ROOM a lovely triple aspect room featuring period style fireplace with Bressumer beam, fitted wood burner on slate hearth, PORCH and half-glazed door to TERRACE and REAR GARDEN, cupboard understairs. A fine oak staircase rises from the DINING ROOM to a galleried landing with double built-in wardrobe, trap to loft space – insulated with retractable aluminium ladder. BEDROOM 1 shelved recess, views to the rear. ENSUITE BATHROOM with panelled bath, overhead shower, tiled surround, glass shower screen, low level wc, pedestal wash basin, illuminated wall mirror, ladder style heated towel rail/radiator, tiled flooring, extractor fan. BEDROOM 2 views to the rear, built-in shelved cupboard. BEDROOM 3. BEDROOM 4 currently arranged as a DRESSING ROOM. FAMILY BATHROOM wood panelled bath, overhead shower, tiled surround, glass shower screen, low level wc, pedestal wash basin, mirror-fronted medicine cabinet, ladder-style heated towel rail/radiator, extractor fan, shelved recess.





OUTSIDE

To the front there is a narrow FRONT GARDEN. To the left of the property is a parking bay for several vehicles, bounded by drystone walls clad in wisteria with pedestrian gate leading into the BACK GARDEN, supported by stone pillars. In front of this parking bay there is an area of well-tended grass with two substantial stone boulders, which will remain. To the right of the property double gates lead over a brick paviour driveway providing parking for at least 4 vehicles. This leads onto the DETACHED GARAGE of brick construction with slate roof, electric roller door, half-glazed pedestrian door, retractable aluminium ladder to storage loft above. Adjacent STUDIO incorporating BED/SITTING ROOM and KITCHENETTE with single drainer stainless steel sink unit, electric radiator, cupboard housing hot water cylinder. Wood effect flooring running through to SHOWER ROOM with tiled cubicle, low level wc, pedestal wash basin, wall mirror, ladder style heated towel rail/radiator. Immediately to the rear of this is a lean-to LOG SHED and a lean-to GREENHOUSE. Immediately to the rear of dwelling there is a generous TERRACE – ideal for Al fresco dining and for sun worship. This is bounded by well-stocked borders. There is an external electricity point, water tap and electric car charging point. The REAR GARDEN is mainly laid to sweeping lawns interspersed with specimen shrubs and trees. There are shaped beds and borders, a sheltered READING AREA with TERRACE and stone surround and an ornate metal PERGOLA with steps leading up to it. Running parallel to one side is an ORCHARD with mature and young trees. This is lawned below and there is a timber GARDEN SHED. This area is screened from the road by mature shrubbery, which also conceals the calor gas tank for the central heating. There is a gate into the adjoining FIELD, which also has a separate gate onto the road. Within the field is a CONTAINER (with planning consent). The field is largely level and gently slopes to the rear. It is partly mown and partly grazed by stock, under the control of a local farmer – an arrangement which could possibly continue, subject to a purchaser's requirements.

SERVICES

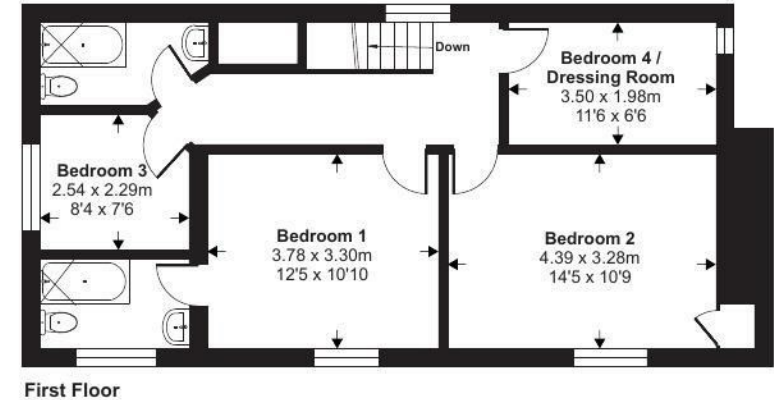
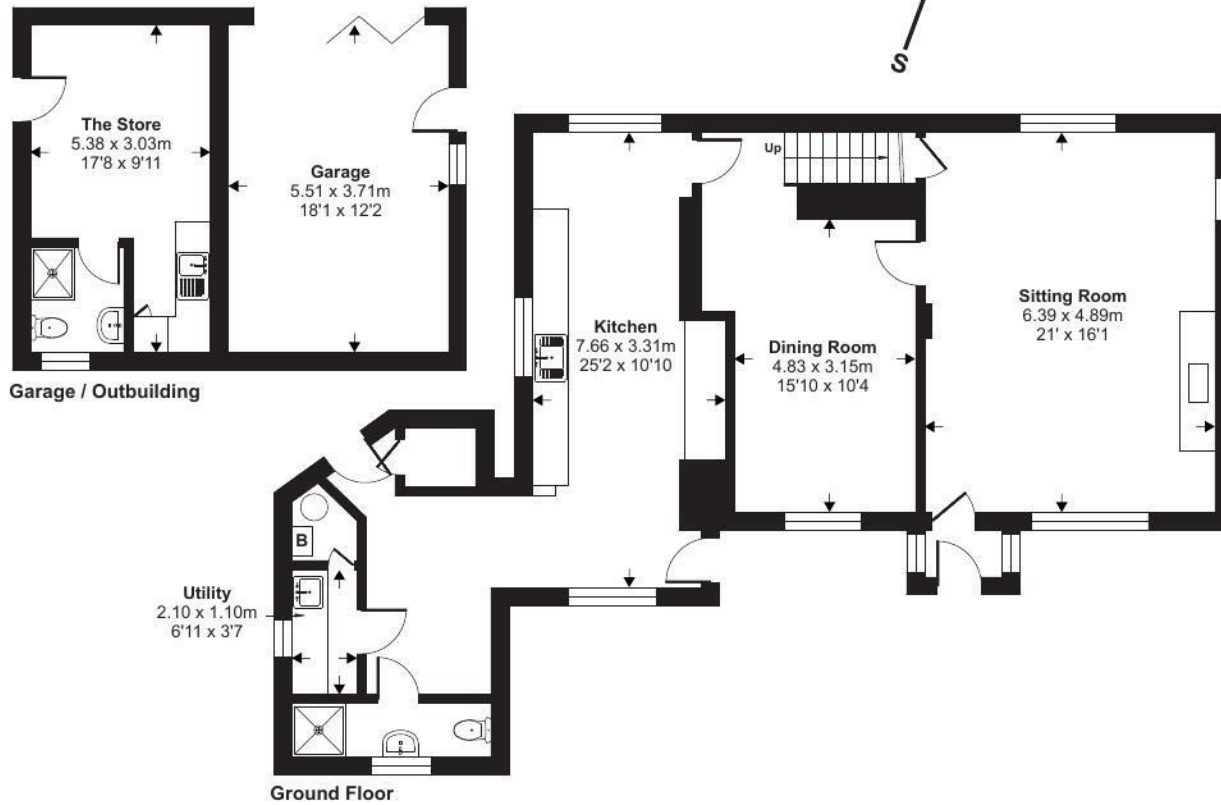
Main electricity and water. Calor gas central heating. Private drainage. Broadband.

DIRECTIONS

From Barnstaple take the A39 signposted Lynton and Lynmouth, passing through Shirwell. Follow the road around the right-hand bend at Kentisbury Ford and Rectory Cottage is located after another 500 yards or so on the right-hand side.

Approximate Area = 1712 sq ft / 159 sq m
 Garage = 220 sq ft / 20.4 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2112 sq ft / 196.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1458385



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
	EU Directive 2002/91/EC	



