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Directions

From Barnstaple Bus Station, proceed towards the A39 and follow signs for Lynton, passing North Devon District Hospital. Continue along the A39 before taking the left-hand turning onto the B3230, signposted Muddiford. Follow this road through the valley, passing the Muddiford Inn on your right, before taking the left-hand turning signposted Marwood. Continue uphill towards Higher Muddiford, where The Coach House is situated.

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Detached Two Bed Cottage

The Coach House Higher Muddiford, Muddiford, Barnstaple, Devon, EX31 4EZ

Guide Price

£310,000

- IN NEED OF MODERNISATION
- TWO DOUBLE BEDROOMS
- ELECTRIC ROOM HEATERS
- NO ONWARD CHAIN
- QUIET COUNTRYSIDE LOCATION
- IMPRESSIVE VIEWS
- GARAGE & LARGE DRIVEWAY
- USEFUL LOFT ROOM
- SOUTH FACING PATIO AREA





Property Description

Situated within the peaceful and picturesque hamlet of Higher Muddiford, The Coach House is an individual two double bedroom detached cottage, occupying a generous plot and enjoying attractive views across the surrounding North Devon countryside. Offering an excellent opportunity for those seeking a property to modernise and personalise, the accommodation provides considerable potential to create a charming countryside home. Further benefits include a useful loft room, garage, ample driveway parking and the advantage of being offered to the market with no onward chain.

The property is approached via an entrance porch, opening into a central hallway which provides access to the principal ground floor rooms and staircase to the first floor.

The kitchen is fitted with a range of traditional wooden wall and base units, complemented by work surfaces, a stainless steel sink and space for freestanding appliances. A large window allows plenty of natural light into the room whilst providing a pleasant outlook over the surrounding greenery. Although requiring updating, the kitchen offers an excellent opportunity for a purchaser to create a contemporary space to suit their own requirements.

A particular feature of the accommodation is the spacious living and dining room, enjoying a dual aspect with large windows and a glazed door providing direct access to the outside. This wonderfully light room offers ample space for both comfortable seating and dining furniture, whilst enjoying delightful views towards the adjoining countryside.

The ground floor also accommodates a generously proportioned double bedroom, together with a shower room comprising an enclosed shower cubicle, wash hand basin and WC.

Stairs rise to the first floor, where a further well-proportioned double bedroom is situated, alongside a useful loft room which offers additional versatility for storage or other ancillary purposes, subject to any necessary consents.

Services
Mains Electric & Water

Council Tax band
C

EPC Rating

Tenure
Freehold

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





Outside & Surrounding Area

A substantial driveway provides ample off-road parking for several vehicles, whilst a garage offers additional parking or useful storage facilities. The grounds incorporate a variety of established planting, shrubs and mature borders, creating a pleasant and private setting.

A particular highlight is the south-facing patio area, providing an ideal space for outdoor seating, dining and entertaining whilst enjoying the sunshine and attractive views across the surrounding countryside. Further areas of garden include established planting beds and a productive garden area with raised beds and a greenhouse, offering considerable appeal to keen gardeners. The outdoor space presents excellent scope for further landscaping and enhancement.

The property enjoys a delightful position within Higher Muddiford, a small rural hamlet surrounded by the rolling hills, farmland and beautiful scenery for which North Devon is renowned. The surrounding countryside offers excellent opportunities for walking and exploring, with an abundance of attractive rural lanes and footpaths nearby.

Despite its peaceful setting, The Coach House remains conveniently positioned for access to Barnstaple, North Devon's principal town, which provides a comprehensive range of shopping, leisure and educational facilities, together with restaurants, supermarkets and transport connections. The stunning North Devon coastline, including the popular beaches at Woolacombe, Croyde and Saunton, is also within driving distance.









Room list:

Porch

Entrance Hallway

Kitchen
2.21m x 3.66m (7'3" x 12'0")

Living Room / Dining Room
4.68m x 4.51m (15'4" x 14'9")

Bedroom 1
4.69m x 2.84m (15'4" x 9'3")

Bedroom 2
3.58m x 3.70m (11'8" x 12'1")

Shower Room
2.74m x 1.57m (8'11" x 5'1")

Loft Room
2.62m x 4.56m (8'7" x 14'11")

Boiler Room
1.33m x 2.12m (4'4" x 6'11")

Garage
5.83m x 2.63m (19'1" x 8'7")