

GROUND FLOOR



1ST FLOOR



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## Directions

Leaving Barnstaple via Newport Road, continue across the traffic lights onto the Landkey Road. Continue along passing over the A361 and turn immediately right into Deer Park Road, pass the Hospice on your right, keep left onto Venn Road and the property can be found halfway up on the right hand side with name plate clearly visible.

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## Superb 4 Bedroom Detached Home

Ash Cottage Venn Road, Barnstaple, EX32 0HT

Asking Price

**£499,999**

- Sought After Location
- No Ongoing Chain
- Large Plot
- Garage & Off Road Parking
- Fantastic Kitchen/Dining Room
- Gas Central Heating

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance Hall**

**Separate WC**

**Sitting Room**  
6.36 x 3.61 (20'10" x 11'10")

**Kitchen/Dining Room**  
6.77 max x 5.31 max (22'2" max x 17'5" max)

**Utility Room**

**Bedroom 1**  
3.84 x 3.76 (12'7" x 12'4")

**Bedroom 2**  
4.14 x 2.44 (13'6" x 8'0")

**Bedroom 3**  
3.80 x 2.83 (12'5" x 9'3")

**Bedroom 4**  
2.61 x 2.64 (8'6" x 8'7")

**Shower Room**

**Garage**  
4.87 x 2.62 (15'11" x 8'7")

## Overview

This charming detached family home offers a generous blend of space, comfort, and practicality, all set within a beautifully mature garden that provides both privacy and a sense of escape. The ground floor features a spacious sitting room with French doors opening onto the garden, filling the room with natural light and creating an inviting atmosphere for relaxation and entertaining, complimented by the free standing woodburner. A large kitchen and dining area sit at the heart of the home, complete with ample storage, a central island, and views over the garden, making it a perfect space for family meals and gatherings. A utility room and ground floor cloakroom add further convenience, with direct access into the garage for everyday practicality.

Upstairs, the home offers four well-proportioned bedrooms, providing flexible accommodation for families, guests, or a home office. A modern shower room serves the first floor, designed with functionality in mind. The layout ensures each bedroom benefits from good natural light, with views across the surrounding greenery enhancing the sense of calm throughout.

Venn Road is situated to the South East of Newport which is within walking distance and offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre.

## Services

Mains electric, gas and water.  
Drainage to septic tank

## Council Tax band

E

## EPC Rating

## Tenure

Freehold

## Viewings

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



## Outside

The property sits within an impressive plot, with a long garden stretching out behind the house. Well-maintained lawns are framed by established trees, shrubs, and hedging, offering both privacy and open space ideal for children to play or for outdoor entertaining. A raised deck and patio to the rear of the house creates the perfect vantage point to enjoy the outlook across the garden, while solar panels to the roof provide an eco-friendly addition to the home.

