16, Station Hill

STAGS

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Swimbridge, Barnstaple, Devon EX32 0QR

Village amenities within walking distance

A detached character cottage in this favoured village, enjoying fine views

- Village setting
- Very private garden
- 2 Reception Rooms
- Freehold
- Lovely views
- 4 Bedrooms
- No onward chain
- Council Tax Band D

Offers In Excess Of £340,000

SITUATION & AMENITIES

On the semi-rural outskirts of the village on an elevated site enjoying fine views into the valley below and over the village itself. The centre of this pretty and timeless village is within walking distance and offers a range of amenities including pub/restaurant, village hall, playing field, church and regular bus routes to Barnstaple and Exeter. There are countryside walks close by and the local school has a very good Ofsted rating. This is an ideal location for those seeking a village lifestyle and active community yet within easy access of Landkey Village about 2 miles and the Regional Centre of Barnstaple about 4 miles offering the area's main business, commercial, leisure and shopping venues and well as North Devon District Hospital. There is access nearby to the A361 North Devon Link Road which leads through to Junction 27 of the M5 Motorway and also where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The rugged North Devon coast and surfing beaches of Croyde, Saunton (also with Championship Golf Course), Putsborough, Woolacombe are all within ½ hour by car as is Exmoor National Park.

DESCRIPTION

A detached character residence which presents painted rendered elevations with double glazed windows beneath a part tile and part slate roof, the property is believed to be several hundred years old and was originally a pair of thatched cottages. The views from the property and particularly the garden, into the valley below are simply beautiful.

ACCOMMODATION

ENTRANCE HALL with wood laminated flooring SITTING ROOM with exposed beams and woodburner. KITCHEN/DINING ROOM in two distinct zones the dining area features a fire place with wood burner on tiled hearth, there is a built in bread oven and two windows to the front over looking the lovely view. The kitchen area is well fitted with a good range of units incorporating single drainer stainless steel sink, adjoining worksurfaces, drawers, cupboards and appliance space under, plumbing for dishwasher, space for free standing gas cooker, space for upright fridge/freezer. UTILITY LOBBY/PASSAGEWAY with work surface, plumbing and space for washing machine, space for tumble dryer, useful storage area.

FIRST FLOOR

BEDROOM 1 double fitted wardrobe, with cupboard above, fine view. BEDROOM 2 fine views. BEDROOM 3 fitted storage cupboard, fine view. BEDROOM 4 double wardrobe cupboard with cupboard above, fine views, trap to insulated loft space. BATHROOM with WC, sink and bath with shower above.

OUTSIDE

Integral to the property and to the left is a WORKSHOP/STORE with power and water connected, wall mounted gas fired boiler for central heating and domestic hot water, step ladder to storage loft above.

To the front there is a side access gate and steps leading up to the rear garden, following the hillside on four levels including a garden shed. The garden is bounded by hedging and from the top the views are even more stunning.

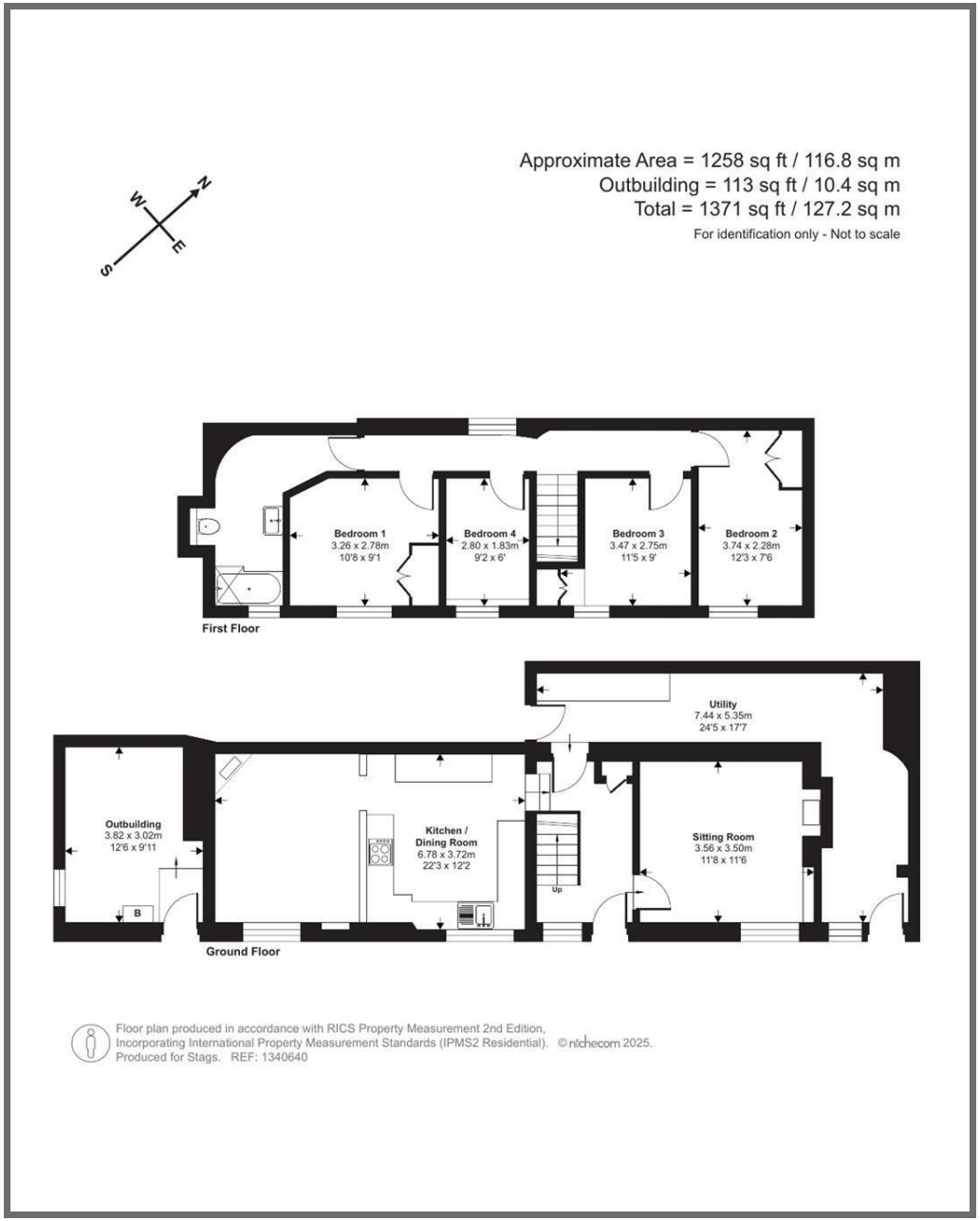
SERVICES

All mains services, gas fired central heating.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

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.



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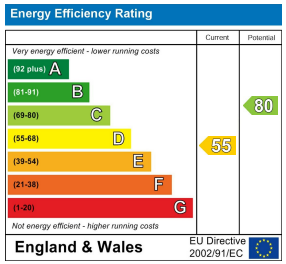

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