



Fishermans Cottage





# Fishermans Cottage

5 Muddlebridge, Fremington, Barnstaple, EX31 2NQ

Village amenities & the Tarka Trail close by. Instow beach/Bideford/Barnstaple 10 minutes

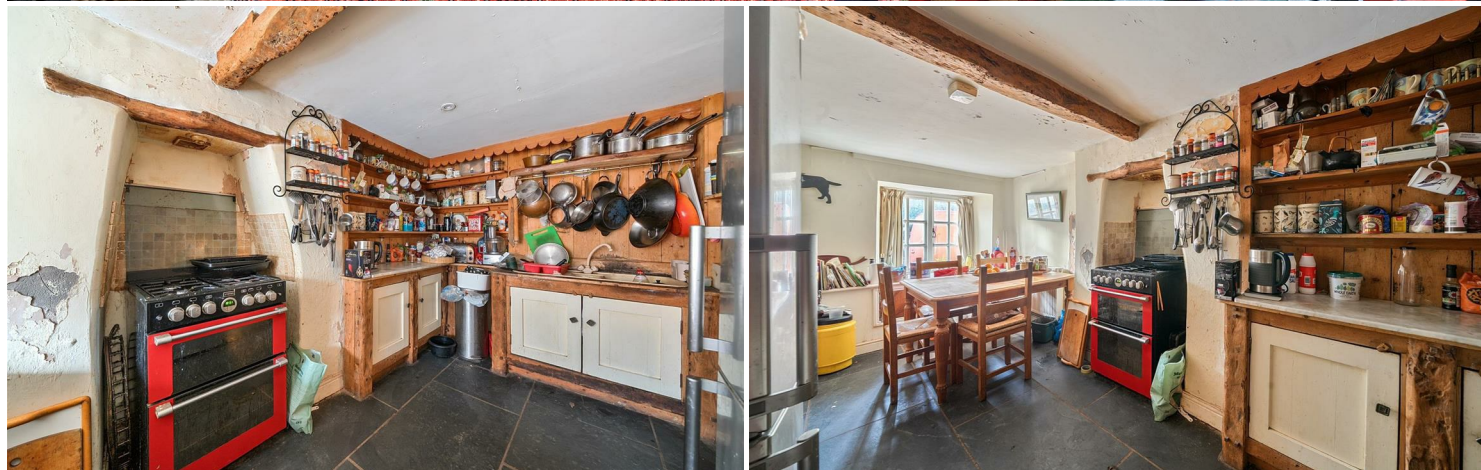
A charming character cottage set within walking distance of Fremington Quay & The Tarka Trail

- Period Cottage
- Separate Orchard/Garden
- Walking Distance to Tarka Trail & Quay
- Potential to create Off-Road Parking
- Council Tax Band B
- River Frontage
- In Need Of General Updating
- Rear Courtyard & Outbuilding
- Freehold

Guide Price £325,000

## SITUATION & AMENITIES

The property is set in an idyllic setting, fronting the river and is within walking distance of the Tarka Trail and Fremington Quay. Fremington offers local amenities including convenience store/post office, medical centre, popular pubs and an excellent bus service. The coastal and estuary village of Instow is within 10 minutes by car, as are the towns of Bideford and Barnstaple. The latter being the Regional Centre, offers the area's main commercial, entertainment and leisure venues as well as excellent shopping. The North Devon link road is easily accessible and leads on in about 45 minutes to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and the Cornish Border are also within easy access.





## DESCRIPTION

Presenting colourwash rendered elevations beneath a slate roof, Fisherman's Cottage comprises a semi-detached character cottage, which is originally understood to date back about 300 years. The property is in need of some general updating, offering a potential purchaser the opportunity to stamp their mark. To the rear of the property is a small courtyard with a useful outbuilding/workshop and just a short walk, about 40 metres from the cottage is a lovely garden/orchard of approximately 100 feet deep with good access from the lane, where off road parking could easily be created, subject to any necessary consent, if required. The property would make an excellent permanent residence, or second home/UK base or holiday let.

## ACCOMMODATION

Front door to Sitting Room - a lovely, period, double aspect room with open fireplace, fitted multi fuel stove, exposed beams, deep windowsill and understairs cupboard. The Kitchen/Dining Room is of rustic style with fitted cupboards and timber shelving, 1.5 bowl sink, deep windowsill, space for fridge/freezer, recess for cooker, ample space for dining table. Rear hall with door to rear courtyard, WC and stairs to First Floor.

Bedroom 1 is double aspect with a walk-in wardrobe recess with hanging space and shelving, Victorian style fireplace, views to front over the pill. Bedrooms 2 & 3 are also South facing and enjoy fine views. The Bathroom includes exposed timber floorboards and a suite comprising panelled bath with shower above and tiled surround, pedestal wash hand basin, low level WC, gas-fired boiler for central heating and domestic hot water.

## OUTSIDE

To the rear of the property is a small courtyard with attractive cordon pear tree to the south facing wall, and an outbuilding/workshop providing a useful storage space.. Just a short walk, about 40 metres from the cottage is a lovely garden/orchard of approximately 100 feet deep with good access from the lane, where off road parking could easily be created, subject to any necessary consent, if required. The garden is stocked with a number of fruit trees, perennials and shrubs, and enjoys fine views towards the Taw Estuary. There is also a greenhouse and seating area.

There is unrestricted on-road parking to the front of the property.

## SERVICES

Mains gas, water and electric. Shared private drainage.





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                                 |         | 80                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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