



3 SOUTH VIEW COTTAGES, TRIMSTONE

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## Well Presented Charming Cottage 'Semi Rural Location'

3 South View Cottages, Trimstone, West Down, Ilfracombe, North Devon,  
EX24 8NP

**£435,000**  
Guide Price

- Charming Character Cottage
- Semi Rural Position
- Charm & Characterful Features
- 3 Bedrooms
- 27' Kitchen Diner
- Conservatory
- Well Stocked Attractive Gardens
- Large Double Garage/Workshop
- EPC: Band F

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## Room list:

**Storm Porch**  
1.52m x 0.89m (5'0 x 2'11)

**Entrance Hall**  
3.12m x 2.62m (10'3 x 8'7)

**Sitting Room**  
4.19m x 3.89m (13'9 x 12'9)

**Kitchen Diner**  
8.26m x 3.84m max (27'1 x 12'7 max)

**Sun Room**  
3.61m x 2.16m (11'10 x 7'1)

**Bathroom**  
2.21m x 1.63m (7'3 x 5'4)

### First Floor

#### Landing

**Bedroom 1**  
3.63m x 3.30m (11'11 x 10'10)

**Bedroom 2**  
3.30m x 2.79m (10'10 x 9'2)

**Bedroom**  
3.23m x 2.54m (10'7 x 8'4)

**Double Garage**  
6.02m x 5.99m (19'9 x 19'8)

### Splendid Semi Rural Location

#### Detached Garage/Workshop

#### Ample Parking

#### Lovely Rural Outlook

Phillips Smith & Dunn are delighted to offer to the market this very well presented and deceptively spacious 3 bedroom semi detached charming cottage. 3 South View Cottages occupies a most delightful position situated within an enviable semi rural location at Trimstone conveniently twist between Branton and Ilfracombe.

The property stands on a generous plot that enjoys a slightly elevated position set up from a quiet leafy country lane that has minimal traffic. As the name would suggest the property enjoys a fine rural view from the South elevation and is surrounded by rolling Devon countryside. The original part of the cottage is of stone construction with part rendered elevations under a tiled roof. The property has been extended over time to provide extremely comfortable living accommodation . These include a single storey 27' kitchen diner and the creation of a sun room. This lovely addition provides the perfect place to relax and unwind and has direct access leading into the garden.

Briefly the internal accommodation comprises storm porch leading into the entrance hall with staircase rising to the first floor. The sitting room is splendid room that has character features to include beams to ceiling and inset wood burning stove on a slate hearth and brick surround. There are lovely views that overlook the well manicured front lawn and garden and to the countryside beyond. The kitchen diner provides space for all the family to gather and is the heart of the home. This bright and spacious room has two large skylights that allows plenty of natural light to flood into the room. There is attractive part panelled walls incorporating useful storage along with recessed fireplace. The kitchen has ample base and wall units finished with black rolled top working surfaces and part tiled walls, there is a large aga Rangemaster along with space for a tall freestanding fridge freezer. There is an inset sink unit with further base and wall units and overlooks the garden to the side. Double doors lead into sun room that provides the perfect space to relax and unwind and has direct access that opens directly out into the garden. Furthermore to the ground floor and accessible from the hall is the family bathroom comprising of a white 3 piece suite to include bath with shower attachment, low level WC and inset wash basin onto vanity unit. To the first floor there are 3 well proportioned bedrooms, the principal bedroom has the advantage of a fitted wardrobe and enjoys fine views. Whilst bedroom 2 and 3 are comfortable rooms and overlook the side and rear elevation.

Anyone looking for a family sized residence with an abundance of character need look no further. An internal viewing is essential to appreciate this fine home.

## Services

Mains electric, private water & drainage. Further details available.

## Council Tax

Band: D

## EPC Rating

Band: F

## Tenure

Freehold

## Viewings

Contact the Branton office on (01271) 814114

