

Characterful 3 Bedroom Detached Cottage

Thornleigh Loxhore, Barnstaple, EX31 4SU

Asking Price

£530,000



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Set In A Third Of An Acre Of Beautiful Grounds

Thornleigh Loxhore, Barnstaple, EX31 4SU



Tucked into the heart of Loxhore, one of North Devon's most unspoilt and sought after rural parishes, Thornleigh is a charming three bedroom stone cottage that oozes character and warmth at every turn. Set against rolling Devon farmland, with sheep on the hillside and the countryside all around, this is the kind of home that draws you in from the very first glance.

The solid stone façade, slate roof and twin chimney stacks make a wonderful impression from the lane, while the white front door beneath its green timber canopy porch gives a warm, personal welcome. A private driveway, garage and outbuilding with genuine conversion potential complete the picture.

Step inside and the sitting room is an absolute delight, dominated by an exposed stone wall, a huge oak bressumer beam and a cast iron wood burning stove. A second reception room with its own brick fireplace and large windows offers wonderful versatility. At the heart of the home, the kitchen is everything a country kitchen should be, centred around a dark green Aga with sage shaker units and a cosy breakfast table. A larder, utility room and well appointed wet room complete the ground floor. Upstairs, three generous double bedrooms each enjoy delightful views across the surrounding countryside, with the Devon hills stretching away in every direction.

Outside, the gardens are simply exceptional, with established borders, shaped topiary, productive vegetable beds and the rolling hills as a glorious backdrop. Bratton Fleming is just minutes away, Barnstaple approximately fifteen minutes by car, and the beaches at Croyde, Saunton and Woolacombe all within easy reach.

Thornleigh is a rare and genuinely special find. Properties of this character, in this setting, with gardens this good, simply do not come to the market very often. We would strongly encourage an early viewing.

DETAILS

Loxhore is one of those rare North Devon villages that feels genuinely off the beaten track, in the very best sense. Tucked into the valley of the River Yeo and surrounded by rolling farmland and ancient Devon hedgerows, it sits in that quietly wonderful part of the county where the countryside opens out towards the edge of Exmoor and the pace of life slows right down. The parish itself is small and beautifully unspoilt, with a strong sense of community built around the local church and the wider rural neighbourhood. The neighbouring village of Bratton Fleming, just a few minutes by car, offers everyday conveniences including a village shop, primary school and local pub, as well as a welcoming community feel that typifies village life in this part of the world.

For a wider range of amenities, Barnstaple is approximately fifteen minutes away. North Devon's regional market town has everything you might need day to day, from supermarkets and independent shops to secondary schools, a hospital and the Tarka Line railway, providing a direct connection to Exeter and beyond. The North Devon coast is equally accessible. The surf beaches at Croyde, Saunton and Woolacombe are within half an hour, making a morning on the sand entirely realistic rather than merely aspirational. Ilfracombe, with its harbour, restaurants and seasonal ferry links, is a similar distance in the other direction. For those who love the outdoors, Loxhore is extraordinarily well placed. The edge of Exmoor National Park is on the doorstep, with miles of walking, riding and cycling to explore across some of the most dramatic and unspoilt landscape in the South West. The Tarka Trail, one of the region's most celebrated walking and cycling routes, is easily reached via Barnstaple, winding through beautiful countryside along the rivers Taw and Torridge.



LIST OF ROOMS:

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Wet Room

Larder

Bedroom 1

Bedroom 2

Bedroom 3

Garage

Outbuilding/Potential Office



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Outside is where Thornleigh truly comes into its own. The gardens are exceptional, a labour of love carefully cultivated over many years into something genuinely beautiful and abundant. To the front, a neat lawn with clipped hedging, terracotta pots and seasonal colour frames the cottage perfectly, with a small seating area that catches the morning light. To the rear the garden opens out and rises gently, with tiered planting, established shrub borders bursting with rhododendrons and cottage garden perennials, a productive vegetable growing area and well stocked flower beds. There is a timber shed and outbuilding, and the whole space has a wonderful sense of privacy and generosity. Sitting out here on a summer's evening, with the hills above and birdsong all around, it is not difficult to understand why the current owners have loved this place so deeply. The outbuilding could easily be converted into an outdoor office space for those looking to work from home.



DIRECTIONS

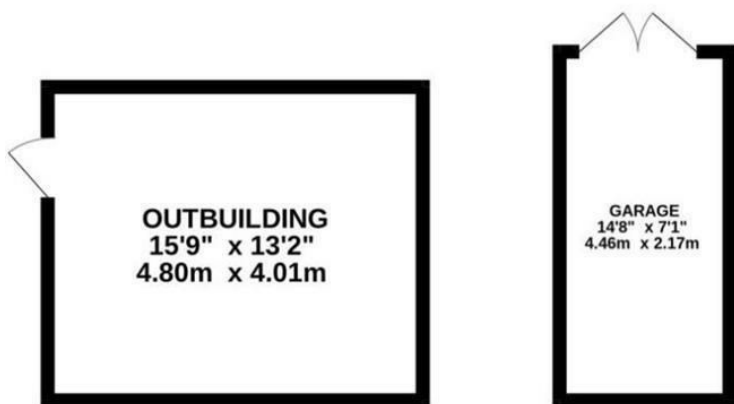
From Barnstaple town centre take the unclassified road signposted Goodleigh and Bratton Fleming. Continue towards Bratton Fleming and at Loxhore cross turn left. Follow the road to Loxhore Cott and follow the road up the hill. Turn right at the junction, which is approximately 75m from the bend at the top of the hill and continue down the road and Thornleigh will be the second property on the right-hand side.



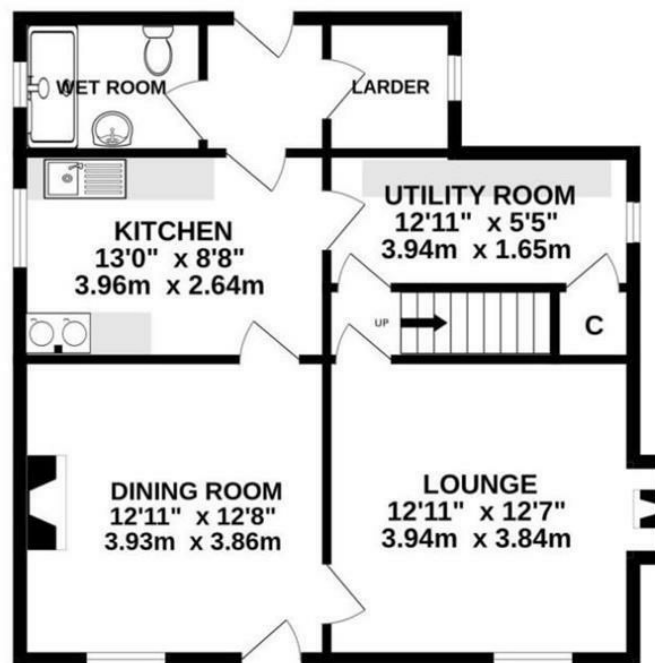
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GROUND FLOOR



1ST FLOOR

