Holiday Cottage

STAGS

Holiday Cottage

Milltown, Muddiford, Barnstaple, Devon, EX31 4HE

At end of no through lane, adjoining fields, with fine views, in peaceful Hamlet, close to Barnstaple, Exmoor & the Coast

HOLIDAY RESTRICTED USE - A charming detached period barn conversion, offering bright, spacious & well appointed accommodation set in landscaped gardens

- Imaginatively designed & extended
- Living Room with vaulted ceiling
- 3 Bedrooms & 2 Bathrooms
- Landscaped garden, hot tub, ample parking
- Council Tax exempt. Nil rated for Business Rates
- Very well presented accommodation
- Kitchen/Breakfast Room with vaulted ceiling
- Thriving holiday let
- Timeless & tranquil position with pub nearby
- Freehold

Guide Price £499,950

SITUATION & AMENITIES

Milltown is a pretty Devonshire Hamlet, situated within the parish of Marwood – on the outskirts of Barnstaple. Marwood Parish includes several Hamlets and Villages, is steeped in history and understood to date back to the Saxon and Medieval periods, with mentions in the Domesday Book. Within the parish there is a local Inn (accessed via a public footpath, which immediately adjoins the property), Marwood Primary School and several churches and village halls. Barnstaple – North Devon's regional centre and primary market town – lies about 4 miles to the South and houses the area's main business, commercial, entertainment and shopping venues, as well as Pannier Market and district hospital. Cinemas and live theatres are available at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand, including golf at Landkey, Ilfracombe and Saunton. North Devon's famous coastline is within easy reach and provides excellent sandy, surfing beaches – including the favoured resorts of Croyde, Putsborough and Woolacombe. Also nearby is access to Exmoor National Park. At Barnstaple there is access to the North Devon Link Road (A361), which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where there is also access to Tiverton Parkway train station with a fast service of trains to London Paddington (just over 2 hours).

DESCRIPTION

We understand the original stone barn was converted around 1999, and that an in-keeping single storey extension was added around 2017. The core presents elevations of stone. The extension is part-rendered and part timber-clad – all beneath slates roofs, with double-glazed windows throughout. The superb split-level accommodation has been imaginatively designed, with flair and quality finishes. The living areas feature vaulted ceilings and high beams. There is one bedroom on the Ground Floor (at entrance level) and two below at Garden Level. The barn is complemented by landscaped gardens with an emphasis on leisure and entertaining, with an extensive terrace – featuring a hot tub, from which the views over adjoining farmland are delightful.

HOLIDAY RESTRICTION

The property is being sold subject to a holiday restriction, which allows the property to be holiday let 365 days per year. There is a sub-clause which prevents anyone from renting the property for any more than 28 days in a calendar year. The property is generally rented out for no less than 3 days at a time and produces a healthy income. Further details are available on request from the Selling Agents.

The majority of the contents, the website and forward bookings are available.

ACCOMMODATION

A large glass door leads from the TERRACE to the KITCHEN/DINING – arranged in two distinct zones. The KITCHEN units are in a contemporary grey theme, topped by quartz work surfaces incorporating stainless steel sink unit with Quooker tap, integrated appliances include; dishwasher, electric oven, microwave, Nespresso coffee machine, induction hob, extractor hood and fridge/freezer. A peninsula unit separates the KITCHEN and DINING ZONES. There is natural wood flooring throughout the room. The splendid main RECEPTION ROOM features an Atrium-style picture window overlooking the adjoining countryside, as well as triple bi-fold doors onto the TERRACE, allowing the room to be flooded with light. Within one corner is a cylindrical wood burner. There is similar flooring to the kitchen/dining room. A cupboard with the ENTRANCE HALL accommodates a washer/dryer. The master super king-size BEDROOM 1 boasts plenty of storage and a door leading out to TERRACE with seating, along with a WET ROOM with shower and wc directly adjacent. From the corner of the KITCHEN a solid wood staircase leads down to the GARDEN LEVEL, where you will find two BEDROOMS – a comfortable double and king-size zip'n'link (which can be made into 2'6 twins). Both bedrooms are served by a separate contemporary BATHROOM with a shower over bath and wc.

OUTSIDE

There is an attractive TERRACE, complete with calor gas BBQ. There is an outside SHOWER with hot water – handy for rinsing down wetsuits or muddy paws after a day of surfing/exploring. There is also an extensive brick-paved driveway providing ample parking and turning for several vehicles. Within the drive area is an electric car charging point.

SPECIAL NOTE

The vendor owns the adjoining farmland and intends to retain a vehicular Right of Way for occasional use across the driveway, through the 5-bar gate that leads into the aforementioned land. There is also a public footpath crossing this area, which is at a different level to the main garden and unobtrusive.

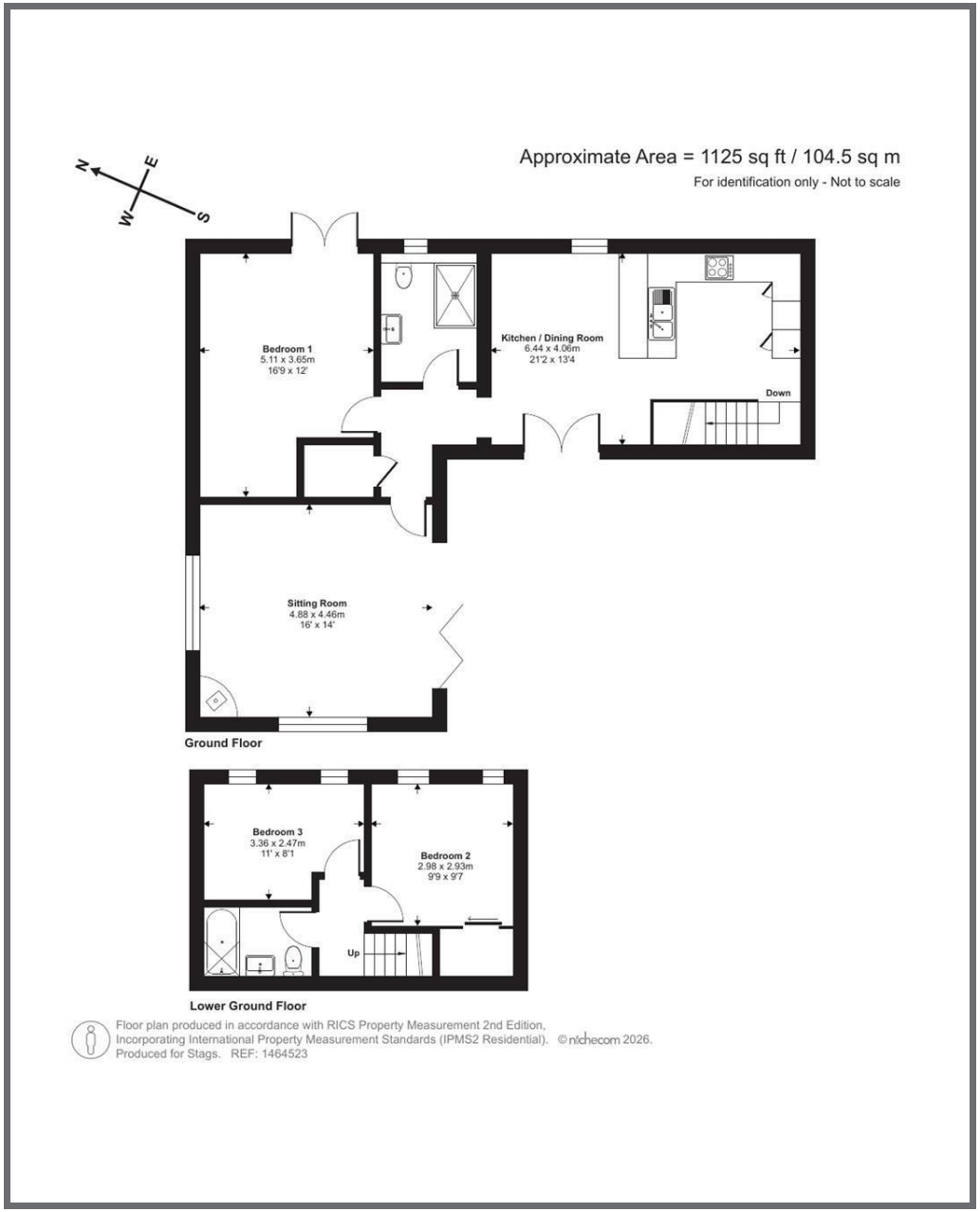
SERVICES

Mains electricity and water. Oil-fired central heating. Septic tank drainage (septic tank located in the adjacent field with appropriate rights of way, easements, etc). Airband/Wifi connected.

DIRECTIONS

From Barnstaple, take the A39 signposted Lynton and at the roundabout at North District Hospital go straight ahead and take the next turning left onto the B3230. Follow the road into the village of Muddiford. Proceed through the village, passing the pub and upon reaching Milltown – at the minor crossroads – turn left towards Whiddon. Continue for several hundred yards and Crockers Lane is on the left-hand side. The property will be found at the end of the lane.

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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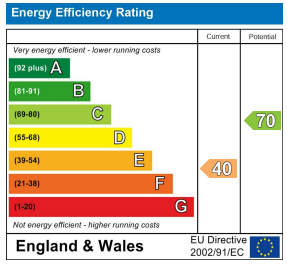

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833