



Willesleigh Cottage



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Goodleigh, Barnstaple, Devon, EX32 7LX

Local amenities close by. Barnstaple 2.5 miles. Exmoor 20 minutes

A delightful Grade II listed thatched cottage with a stunning 0.26 acre South-facing garden enjoying unspoilt countryside views

- Grade II Listed
- Charm & Character Throughout
- Stunning South-facing Garden
- Delightful Countryside Views
- Living Room, Kitchen/Diner
- Utility/Boot Room
- 3 Bedrooms & 2 Bathrooms
- Semi-rural Village Location
- Council Tax Band D
- Freehold

Guide Price £485,000

SITUATION & AMENITIES

Situated in the heart of this favoured village which centres around the ancient parish church and offers character inn and primary school. Barnstaple, the regional centre is about three miles and offers the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the A361, North Devon Link Road which provides communications to and from North Devon area, connecting directly as it does through to Junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station. Some seven/ eight miles to the west of Barnstaple, there is access onto the dramatic North Devon coastline with beaches at Instow together with sailing and further beaches at Croyde, Putsborough, Saunton and Woolacombe where there is also surfing. A similar distance to the North-East is access onto the Exmoor National Park, providing outstanding riding and walking.

DESCRIPTION

Understood to have been built circa 1620, Willesleigh Cottage is a delightful Grade II listed thatched cottage which is a perfect example of combining many original features with quality 21st century refinements such as extensive use of Oak joinery for the doors and slate throughout the downstairs flooring and window sills, exposed beams, inglenook fireplace etc. The accommodation is deceptively larger than it would appear from the outside and offers light and spacious accommodation. The garden of the property is simply stunning and is certainly the extra 'wow' factor that you may not expect when first looking at the property, it is approximately 0.26 acres of garden, Southfacing and boasts superb unspoilt countryside views. This is certainly a property that needs to be seen to be fully appreciated.



ACCOMMODATION

ENTRANCE HALL with slate flooring, vaulted ceiling, stairs up to first floor
LIVING ROOM slate flooring continues, glazed French doors to rear garden, original inglenook fireplace with wood burner and slate hearth.
KITCHEN/DINER with wood burner, space for dining table. Bespoke wall and base oak units, integrated dishwasher and fridge, inset sink with drainer, space for electric oven and hob, extractor hood over, ample cupboard space, granite resin worktop. UTILITY & BOOT ROOM slate flooring, door to the front, wooden wall and base units with space for utilities, wooden worktop with inset stainless-steel sink, ample cupboard space for boots, coats etc. Wooden steps to first floor. stable style door to rear garden. CLOAK ROOM WC with corner sink, extractor fan, slate flooring.

The property has two staircases which completely splits the first floor as they do not interconnect. From the main entrance hall- stairs lead to LANDING with storage cupboard. BATHROOM tiled flooring, towel rail/radiator, enclosed WC, ceramic sink and glass sliding door to enclosed shower. BEDROOM 1 engineered oak flooring, built in wardrobes, stone feature fire place with slate hearth

From the utility room staircase- LANDING wooden flooring, cupboard space, hatch to loft. BATHROOM tiled floors, tiled walls, side panel bath, ceramic basin, WC, corner shower with tray and glass door. BEDROOM 2 wooden flooring, exposed beams, window over looking garden and country views. BEDROOM 3 with wooden flooring.

OUTSIDE

Fantastic Southfacing garden which is approx. 0.26 acres and is approached via either utility room or living room. Immediately you will find the raised slate patio area and pond with space for tables and chairs which looks directly down the garden, enjoying stunning unspoilt countryside views. On from this the well tendered lawn runs through the middle and includes an outbuilding for storage, bikes, ride on mower etc. Garden shed, Green house and vegetable garden. This is all surrounded by an assortment of established plants, shrubs and trees. The garden eventually ends at the bottom where there are more areas for seating and enjoying the fine views with hedging acting as the boundary which adjoins open countryside fields.

SERVICES

Mains Water, Drainage. Electric heating. Partly underfloor heating.

The thatch ridge was renewed and the roof cleaned in 2025.

DIRECTIONS

Entering Goodleigh from Barnstaple direction, as you climb the hill into the centre of the village, go past the right turn signed 'Willesleigh' and the property will be found on the right hand-side



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.



Approximate Area = 1282 sq ft / 119.1 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Total = 1342 sq ft / 124.7 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

- Bedroom 2: 3.71 x 3.43m (122 x 11'3")
- Bedroom 1: 5.44 x 3.30m (17'10" x 10'10")
- Bedroom 3 / Office: 3.30 x 1.85m (10'10" x 6'1")
- Vaulted

Ground Floor

- Utility Room
- Sitting Room: 5.33 x 3.51m (17'6" x 11'6")
- Kitchen
- Dining Room: 4.85 x 3.15m (15'11" x 10'4")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 779287



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(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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