



THE COTTAGE

MARWOOD, BARNSTAPLE, DEVON, EX31 4EB

GUIDE PRICE £650,000

A charming cottage in sought-after Marwood offering 4 bedrooms, open-plan kitchen/dining room, cosy lounge with wood burner, garage and workshop. Set within beautifully established gardens with patios, a wildflower meadow garden & lovely outlook.

Set in the sought-after village of Marwood, The Cottage is a beautifully presented and deceptively spacious home where timeless character meets thoughtful contemporary living. From the moment you step inside, the seamless blend of bespoke interiors and original period detailing creates an immediate sense of warmth, charm, and individuality.

Lovingly maintained and sympathetically improved by the current owners over the past 50 years, the property has been carefully improved to an exceptional standard while preserving the cottage's authentic personality. Exposed stonework, original timber beams and feature fireplaces sit effortlessly alongside stylish modern finishes, creating a home that feels both elegant and inviting.

The accommodation is wonderfully light-filled throughout, offering versatile living space perfectly suited to modern family life and entertaining alike. At the heart of the home is the impressive open-plan kitchen and dining room - a beautifully crafted space featuring bespoke cabinetry, a central island, tall larder storage, composite work surfaces and a range of integral appliances. An oil-fired Rayburn, set within a recessed fireplace, provides both a practical and characterful focal point.

Designed for both relaxed family living and social gatherings, the dining area benefits from a charming fitted corner bench with ample seating, while the kitchen flows effortlessly into the conservatory. Here, large windows frame delightful views across the sweeping, colourful gardens, creating a peaceful setting to enjoy throughout the seasons.





The lower lounge offers a cosy retreat full of cottage charm, where exposed beams and a wood-burning stove combine to create a wonderfully snug atmosphere. Whether enjoying quiet evenings by the fire or entertaining guests, this room provides the perfect balance of comfort and character. Completing the ground floor is a stylish shower room, thoughtfully updated in keeping with the cottage aesthetic, comprising a large walk-in shower, vanity wash basin with storage beneath, and WC.

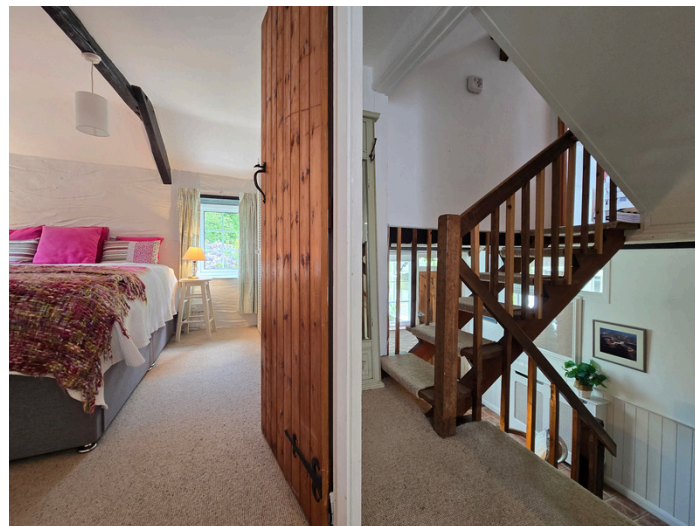
To the first floor are four generously proportioned bedrooms, each offering flexibility for growing families, visiting guests or home working. The principal suite is particularly impressive, benefiting from built-in storage, an ensuite shower room and far-reaching countryside views across the rolling fields surrounding Marwood and beyond. A spacious family bathroom serves the remaining bedrooms and features a well-appointed suite including a panelled bath, wash basin and WC, all presented in keeping with the character of the home.

The beautifully established gardens are a true highlight of the property, thoughtfully designed to offer complete privacy, peaceful surroundings and sunshine throughout the day. A variety of seating areas provide idyllic spots for morning coffee, alfresco dining or summer entertaining, with an enclosed upper patio perfectly suited to barbecues with family and friends. Rich in wildlife and colour throughout the seasons, the gardens feature winding pathways, a greenhouse, raised beds, fruit cages, a tranquil pond and a charming garden house - an ideal retreat to relax, read or simply enjoy the surrounding nature. Beyond, a delightful re-wilded meadow bursts into life each spring beneath a blanket of daffodils, there is also a substantial garage and adjoining workshop, ideal for hobbyists, storage or those seeking additional practical space.

NEED TO KNOW

Services: Mains electricity. Private drainage. Oil fired central heating. Borehole water. Energy Performance Certificate (EPC): F (35)

Council Tax: Band D (£2,557.45 p/a) **What3Words:** angel.copies.parts





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

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