



1 EAST BARTON COTTAGES

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Directions

From Barnstaple, head out on the B3232 towards Torrington. On approaching the village of Newton Tracey, turn right, signposted for Lovacott. Proceed straight through Lovacott (do not turn off) and, after a short distance, the property will be found on your right-hand side. From Bideford, cross the river via the Old Bridge, turning left at the roundabout. Turn right onto Manteo Way, then take the first left signposted for Eastleigh. Continue straight through Eastleigh and turn right at Horwood Cross. Proceed straight through Horwood and, after a short distance, the property will be located on your left-hand side.

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1 East Barton Cottages

Horwood, Bideford, Devon, EX39 4PE

- Delightful Country House
- Central Heating
- Large Garden + Courtyard
- 3 Bedrooms
- Amazing Rural Views
- Garage and Outbuildings
- PVC Double Glazing
- Southerly Facing
- Must Be Viewed!

Guide Price

£380,000



Located in a magnificent southerly facing setting, boasting unrestricted far-reaching rural views to the front, and set in a highly accessible position affording easy access to Barnstaple, Bideford, and Torrington, is this delightful former farm worker’s cottage, previously part of the nearby East Barton Farm. The property now provides a two-storey, PVC double-glazed and centrally heated, three-bedroom country residence set within generous level gardens, with a delightful courtyard, outbuildings, a garage, and ample parking.

Briefly, the accommodation comprises an entrance conservatory with a recently replaced slated roof, leading to the inner hall, which offers space for a home office if required. The sitting room is positioned to the front and features a fireplace with a wood burner, while enjoying the superb far-reaching views.

The dual-aspect kitchen/diner is generously proportioned, offering ample storage, an integrated oven and hob, additional appliance space, and room for a large dining table. It leads to the rear lobby, which includes a storage cupboard and a door to the courtyard. From here there is access to a useful utility/WC with space and plumbing for laundry facilities, together with a WC and wash basin. A staircase rises from the kitchen to the first floor, where there are three bedrooms - two doubles and one single - along with a well-appointed shower room.

Horwood is a popular rural hamlet with a church, while the neighbouring hamlet of Lovacott, within level walking distance, offers a primary school, garage, and village hall, and is served by a regular bus service. North Devon’s three main towns - Barnstaple, Bideford, and Torrington - are all easily accessible, being approximately 10–15 minutes’ drive away. Barnstaple, North Devon’s regional centre, is situated on the banks of the Rivers Taw and Yeo and provides the area’s main shopping, business, and commercial facilities. Access to the A361 North Devon Link Road is available from the town, leading to Junction 27 of the M5 and the national motorway network.

Services

Mains Electric and Water. Shared
Private Drainage

Council Tax band C

EPC Rating F

Tenure Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Outside

The property stands within a large level plot, benefiting from separate pedestrian and vehicular access gates. Lawned gardens, affording a high degree of privacy, extend to the front and side, complemented by a selection of young trees, a storage shed, and the oil storage tank.

To the rear of the property is an enclosed courtyard, ideal for pets, together with a range of single-storey stone and slated outbuildings with power connected. Beyond these is a single garage with an up-and-over door, parking to the front, and a workshop to the side. Additional parking is available on the grassy area to the rear of the garden.

Agents Note: Please be advised that, since the preparation of the Energy Performance Certificate (EPC) for the property, a new highly efficient boiler has been installed, which should improve the previous EPC rating.



Room list:

- Entrance Conservatory**
3.71m x 2.24m (12'2 x 7'4")
- Sitting Room**
3.78m x 3.66m (12'5" x 12')
- Inner Hall**
- Utility/WC**
2.34m x 1.63m (7'8" x 5'4")
- Bedroom 1**
3.66m x 3.66m (12' x 12')
- Bedroom 2**
3.23m x 2.84m (10'7" x 9'4")
- Bedroom 3**
2.62m x 2.31m (8'7" x 7'7")
- Shower Room**
- Kitchen/Diner**
5.97m x 3.25m maximum (19'7" x 10'8" maximum)