



Penhill Cottage



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Fremington, Barnstaple, EX31 2NG

Local amenities & The Tarka Trail within walking distance

A pretty, traditional white washed
thatched cottage set on high ground &
close to all amenities

- 3 double bedrooms & 2 bathrooms
- Kitchen/diner, Utility room
- Wraparound gardens
- Close to all amenities & the Tarka Trail
- Freehold
- 2 reception rooms
- Off-road parking & Garage
- Great position
- No onward chain
- Council Tax Band E

Guide Price £525,000

SITUATION & AMENITIES

Penhill Cottage is situated in an elevated position on the south bank of the River Taw estuary in a quiet yet accessible location within walking distance of the Tarka Trail and Fremington Quay. Fremington offers local amenities including convenience store/Post Office, medical centre, popular pubs and an excellent bus service. The coastal and estuary village of Instow is within 10 minutes by car, as are the towns of Bideford and Barnstaple. The latter being the Regional Centre, offers the area's main commercial, entertainment and leisure venues as well as excellent shopping. The North Devon link road is easily accessible and leads on in about 45 minutes to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and the Cornish Border are also within easy access.



DESCRIPTION

A pretty, traditional white washed thatched cottage, constructed in stone and set along a quiet no through road yet within easy reach of local amenities and the Tarka Trail. Coming to the market for the first time in over 30 years, the property has been well maintained, with the thatch recently renewed and double glazing throughout.

The cottage enjoys wraparound gardens, off road parking and a garage, and is rich in character and charm. Offered with no onward chain, it presents a rare opportunity to acquire a beautifully preserved period home in a wonderfully convenient setting.

ACCOMMODATION

A practical entrance porch with tiled flooring provides useful space for coats, boots and outdoor gear, leading into a dual aspect living room featuring a stone fireplace and views to the front, with stairs rising to the first floor. The kitchen/diner offers fitted units, tiled flooring, space for a dining table, built in shelving and a larder. A shower room includes a double shower and sink, while a separate WC and a utility room provide plumbing for white goods and access to the garden. At the opposite side of the living room is an entrance hall/study with its own porch and front door, connecting to a dining room with a stone fireplace and dual aspect windows.

Upstairs, the landing gives access to three double bedrooms, including a dual aspect principal bedroom with three built in wardrobes. A family bathroom provides a bath, sink and wc, and an airing cupboard houses the water tank.

OUTSIDE

A driveway to the front provides parking for three vehicles and leads to an attached garage. To the rear, the level garden features planted beds, a lawn, a patio for seating, and a pond, all enjoying views across the neighbouring field and beyond. The garden also includes a small orchard of fruit trees - with five different varieties, with a gate leading to further additional parking and access to the original front of the cottage.

SERVICES

Oil central heating.
Private drainage.
Mains electricity and water



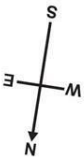
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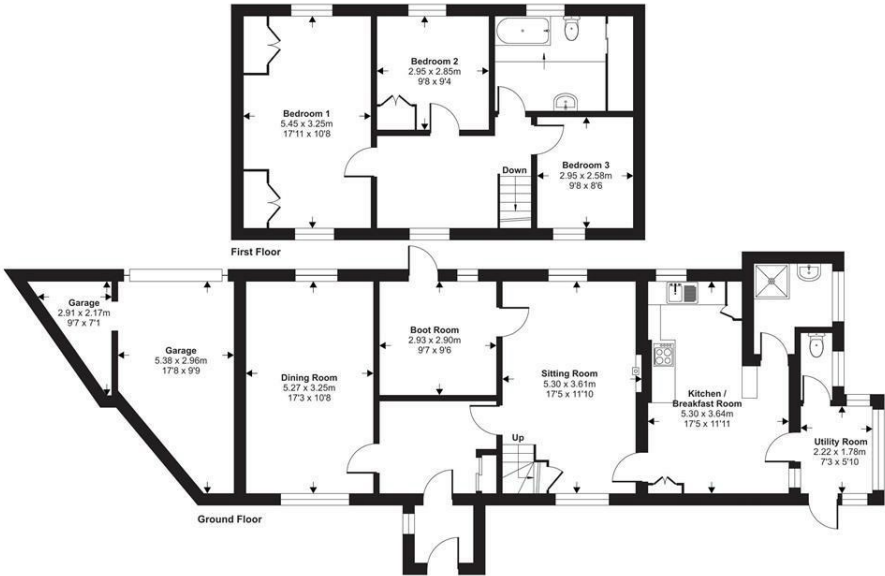
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1507 sq ft / 140 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1689 sq ft / 156.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1514887