

Shorts Cottage

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Tawstock, Barnstaple, Devon, EX31 3HZ

Barnstaple - 3 miles. Local beaches - 25 mins

A wonderful cottage which has undergone extensive restoration, set in a timeless hamlet with fine countryside views

- Stunning cottage
- Stylishly renovated
- Wonderful South-facing garden
- Off-road parking
- Set in a timeless hamlet
- Close to town, countryside & coast
- Freehold
- Council Tax Band D

Guide Price £575,000

SITUATION & AMENITIES

The property enjoys the best of both worlds, set in a timeless and tranquil rural hamlet, yet is within easy reach of the regional centre of Barnstaple which is located on the banks of the River Taw and Yeo, Barnstaple houses the main business, commercial, leisure and shopping venues. The North Devon Leisure Centre provides many indoor pursuits and the Tarka Tennis Centre is one of the country's premier tennis facilities. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand, including golf at Saunton, Ilfracombe, Landkey and Westward Ho! North Devon's rugged coastline , including the popular resorts of Instow, Appledore. Croyde and Woolacombe are all within half an hours drive, as is Exmoor. The Tarka Trail is within walking distance. The Link Road can be accessed leading on to Jct. 27 of the M5 Motorway in about 1 hour. Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

DESCRIPTION

Shorts Cottage is a wonderful Grade II Listed period cottage which has undergone extensive restoration in recent years and has been sympathetically and meticulously renovated, resulting in an exceptional yet traditional period home with stylish accommodation spread over two floors and bespoke high-quality finishes that blend seamlessly with many restored period features. Externally the cottage includes a stunning private South-facing garden with fine uninterrupted countryside views and to the front is off-road parking for two vehicles. This quintessential Devon cottage is perfect for anyone seeking a property with a sense of complete tranquillity and is considered ideal as a principal residence, second home or holiday rental. This is certainly a property that needs to be viewed internally to be fully appreciated.







ACCOMMODATION

A eye caching period oak door takes you into the dual aspect sitting room with engineered oak flooring, window seat, exposed painted beams and fireplace with wood burner. The family room/dining room is a dual aspect, versatile room with stairs to first floor. To the rear of the house is the kitchen/dining room with space for dining table, solid wood fitted units, inset ceramic sink, Belling 7 hob main gas range with extractor fan over and integrated dishwasher and fridge. The utility room includes a slate floor, built in units with oak worktops, stone sink with mixer tap and space and plumbing for white goods and integrated fridge. Steps take you down into the stylish Wet Room which is fully tiled and with door to garden, walk in shower area with rain head shower and side screen. WC and hand wash basin.

On the first floor are three dual aspect double rooms enjoying fine views with the principle benefiting from built-in triple wardrobes. The wonderful family bathroom includes a wet room style walk-in shower, tiled floors and walls, WC, handwash basin with vanity unit and mirror above with shaving point.

OUTSIDE

The gardens really do compliment the house and feature an assortment of colourful plants and shrubs. The raised decked area is perfect for outdoor dining and enjoys glorious views over the garden and across the valley, while there is also space for seating to the top of the garden and concrete base for hot tub. There is also a very useful timber workshop with power and lighting - ideal for bikes, surfboards etc.

To the front there are raised beds, pedestrian gate to front door and off-road parking for two vehicles.

SERVICES

Mains water, electric and gas central heating.
Private drainage.
Grade II listed
Stone & Cob construction under tiled roof
*Hot tub available by separate negotiation.

AGENTS NOTE

Please note that some of the existing photographs show a conservatory attached to the kitchen. Since these photographs were taken, the conservatory has been removed and replaced with a garden terrace, which now provides an attractive outdoor seating and entertaining space.

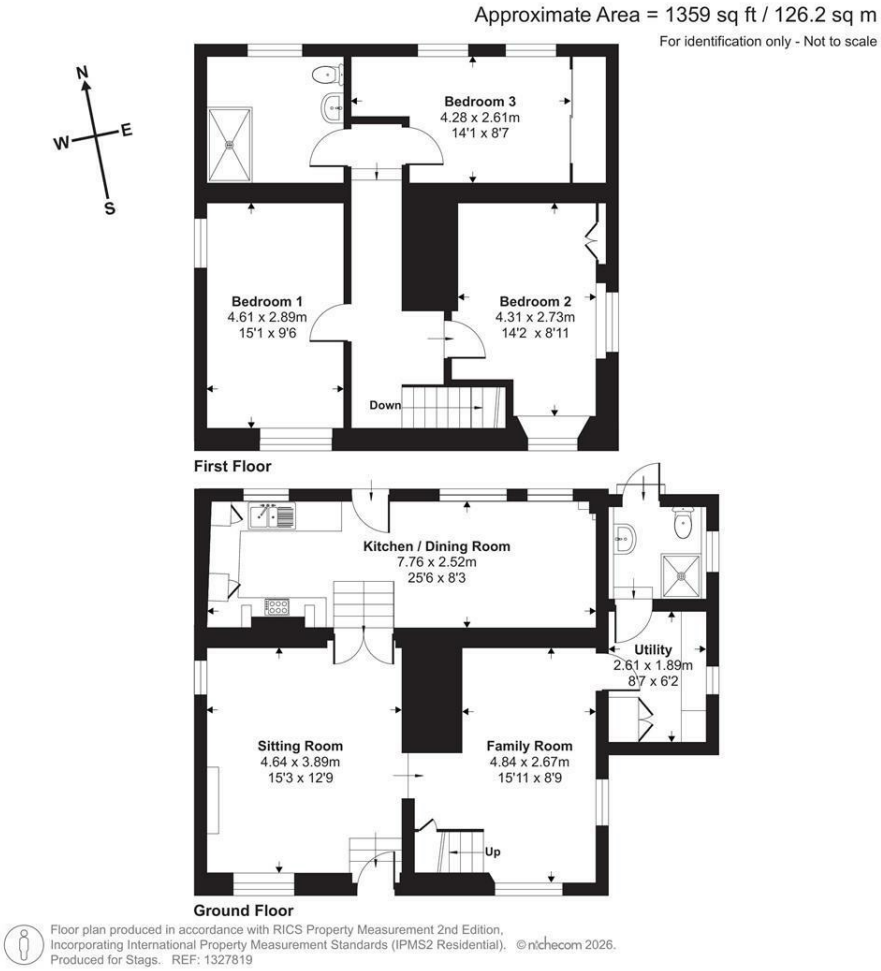






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