



Bridge Cottage, Muddiford, Barnstaple, Devon, EX31 4HA





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Guide Price £295,000

Set amongst generous stream bordered gardens is this detached 3 bedroomed stone faced and double fronted cottage with a wealth of charm and character, with ample parking and a large garage. Briefly the accommodation provides living room with feature fireplace, rear lobby with kitchen off, rear porch, inner lobby with bathroom off and 3 first floor bedrooms.

Muddiford is a popular North Devon village with a church , village inn, a regular bus service providing access to the Victorian town of Ilfracombe on the coast, or to Barnstaple to the South, being North Devon's regional centre having the areas main shopping, business and commercial venues.

In all, a rare opportunity to obtain a delightful character cottage in this popular residential area - your early internal inspection is advised to avoid disappointment!

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Stream Bordered Gardens
Oil Fired Radiator Central Heating
PVC Double Glazing
A Wealth Of Charm And Character
Large Detached Garage
Ample Parking
Popular Village Location
Feature Open Fireplace
Delightful Cottage Gardens
Inspection Advised!



Part Glazed Panelled Entrance Door

With a bullseye pane gives access to

Living Room

21' 6" x 11' 0" (6.55m x 3.35m) 2 PVC double glazed windows to front elevation. Feature open fireplace to one end with bread oven and heavy beam over. TV aerial point, wall mounted thermostat for central heating system, wall light points, 2 radiators. Door to

Rear Lobby

5' 4" x 5' 6" (1.63m x 1.68m) Velux window. Floor mounted Grant oil fired boiler with adjacent Honeywell control unit serving the domestic hot water and central heating systems. Door to

Kitchen

11' 11" x 5' 4" (3.63m x 1.63m) PVC double glazed window to side elevation. Fitted cupboards with double drawer stainless steel sink unit over. Further fitted cupboards with a tiled worksurface over. High level consumer unit, electric cooker point, space and plumbing for washing machine, stone paved floor.

Rear Porch

10' 6" x 4' 0" (3.20m x 1.22m) PVC double glazed window and door to exterior. Tiled floor. Door to

Separate W/C

4' 0" x 2' 0" (1.22m x 0.61m) PVC double glazed window. Low level flush W/C, tiled floor.

Inner Lobby

Staircase to first floor. Door to

Bathroom

10' 9" x 5' 4" (3.28m x 1.63m) PVC double glazed window to 2 elevations. Freestanding bath, shower area with Gainsborough shower fitment with curtain and rail, pedestal hand basin, low level flush W/C, radiator.

First Floor Landing

Bedroom One

11' 8" x 9' 3" (3.56m x 2.82m) PVC double glazed window to front elevation. Airing cupboard with lagged hot water cylinder. Ceiling trap to loft space, radiator, exposed floorboards.

Bedroom Two

11' 6" x 11' 8" (3.51m x 3.56m) PVC double glazed window to front elevation. Radiator, exposed floorboards.

Bedroom Three

5' 11" x 10' 3" (1.80m x 3.12m) PVC double glazed window. Radiator, exposed floorboards.

Outside

Access to the front of the property is via a metal entrance gate through a typical cottage garden. To the rear of the property vehicular access is gained through double wooden entrance gates to a parking/turning area and giving access to the garage. Adjacent to the garage is a workshop and there are 2 timber sheds. There are wisteria covered bordered lawned gardens with an adjacent pergola.

Garage

24' 0" x 9' 0" (7.32m x 2.74m) With up and over door, power and lighting and a personal door to the rear.

SERVICES

Services: Mains electric, water and drainage are available.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: TBC.

DIRECTIONS

From Barnstaple town centre depart in a Northerly direction on the A39 and proceed to Shirwell Cross where turn left and continue along this road into the village of Muddiford. On entering the village pass the Muddiford Inn on your right, and a church on your left. Bridge Cottage is then immediately on your left on the apex of a right hand bend and is identified by a for sale board.

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